152 Victoria Road

Dartmouth

Price £350,000

Freeborns
ESTATE AGENTS

Sunny, southerly-facing 4 bedroom family home with its own car park. A delightfully presented Edwardian home, tucked away from the hustle and bustle. This has been in the same Dartmouth family for 80 years and it has been faithfully maintained and improved in that time. It is now ready for another family to create their memories. 152 is within walking distance of schools, shops, and bus routes. The town centre and River Dart are a short walk away.

152 Victoria Road, Dartmouth, TQ6 9EG

DIRECTIONS
From Dartmouth's Market Square turn right into Victoria Road. Carry on up Victoria Road, about halfway up Victoria Road turn right into Cistern Meadow. Carry on past the garages on your right,152 will be the last on your right.

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL
Well-proportioned to welcome guests. The Entrance Hall provides access to the Sitting Room, Kitchen and stairs rise to the bedroom accommodation. WC and wash basin.

SITTING ROOM
This is delightfully bright and sunny with its southerly aspect and character bay window. The fireplace is a central feature, creating a character focal point for the room The bay window offers views down to the town and river.

DINING ROOM
This is open plan (the original wall has been removed between the Dining room and Kitchen). This makes for a bright and spacious ambiance. There are double doors to the outside.

KITCHEN
This kitchen has produced some awesome Christmas feasts in the past and errs on the practical with its bench tops offering easy accessibility for the creative chef in the family. The hobs are gas and the oven is electric. The open plan kitchen/dining has been the heart of many happy family gatherings.

FIRST FLOOR
The first floor has 2 double bedrooms, a single bedroom, and the family bathroom. The family bathroom has a W.C, wash hand basin and a bath with a shower over it.

SECOND FLOOR
The second floor has a wonderful spacious double bedroom. This could possibly be ideal for the teenager or family member wanting their own space.

FAMILY BATHROOM
This is tiled with a W.C, Bath with a shower over, Heated Towel Rail, and a Wash Hand Basin.

OUTSIDE
The front of the property has mature shrubs and trees and with its deck and patio is the perfect place to enjoy those morning coffees or summer barbeques. The garden is established, and the rear of the property is terraced for easy maintenance and places to enjoy coffees and cocktails. There is access to Victoria Road through a private gate at the rear of the property.

Car Park – 152 Victoria Road has its own car park to the front of the property.

OWNERS COMMENTS
This is the home I was born in, how could I not love it. To me growing up, this was the perfect location. An easy walk (or run) to the river, fields and all the wonderful attractions that Dartmouth has to offer. I loved it so much I brought my own family up in this wonderful old home, every room tells a story. It's time for another chapter in my family's life and time for another family to create their own special memories here at 152.

LOCAL AUTHORITY
South Hams District Council

COUNCIL TAX BAND: C

EPC: C

CONSUMER PROTECTION FROM UNFAIR TRADING
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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