

Fairview, 217 Victoria Road, Dartmouth, TQ6 9EQ

SOUTH HAMS' LEADING ESTATE AGENT

Marchand Petit ESTATE AGENTS













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Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

Fairview is a very well presented mid terraced home with pretty views across the town to the River Dart. Situated in an elevated position, the property benefits from its own private parking bay and is just a ten minute walk from the heart of the town and all its amenities.

This has been a much loved holiday home and would also make a lovely family home.

On the ground floor is a welcoming entrance hall with a useful downstairs shower room off. The main accommodation is open plan comprising of the sitting room with large bay window with lovely views, the dining area with doors through to the rear porch / sun room with access out to the rear garden and the well equipped and smart kitchen.

On the first floor there are two double bedrooms, a single bedroom and the family bathroom. The roof space has been converted and is currently arranged as an occasional bedroom / home office.

Outside to the front is the private parking bay and steps up to the small front garden area. The main terraced garden is to the rear of the house and backs on to fields.

KEY FEATURES

- Beautifully Presented Terraced Home
- Private Parking Space
- 3 Bedrooms
- Useful Room In The Roof Space
- 2 Bathrooms
- Pretty Views Across The Town To The River Dart
- Terraced Garden
- Ten Minute Walk To The Town Centre & Amenities
- Mains Electricity Gas Water & Drainage
- Gas Fired Central Heating

BEDS 3| BATHS 2 | RECEPS 1| EPC D|COUNCIL TAX N/A | TENURE Freehold

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Total area: approx. 106.7 sq. metres (1148.8 sq. feet)





DIRECTIONS

From The Quay, turn left into Duke Street which in turn becomes Victoria Road. Continue up the hill and as the road bears sharply round to the right by School Court flats, turn left and left again along a private road. 217 will be found after a short distance on the right.

IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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