



Victoria Road, Dartmouth

£329,500

A traditional late Victorian townhouse, built over 3 floors having been run as a highly successful HMO.

Bedrooms: 6 | Bathrooms: 3 | Receptions: 2

- Town Centre
- Town House
- Six Bedrooms
- Registered HMO
- Modernised and Improved
- Kitchen and Utility
- Lounge
- Dining Room
- Multiple Showers
- GCH

Tenure: Freehold

Property Type: Terraced House

Bedrooms: 6 | **Bathrooms:** 3 | **Receptions:** 2

Council Tax Band: E

A traditional late Victorian townhouse, built over 3 floors, the top floor within a Mansard roof. The sitting room and dining room have been knocked through. The kitchen area adjoins a large utility room. Upstairs are 6 bedrooms. Each one has a wash basin, 1 has a further shower and one has full en-suite facilities. There are 2 more WCs and 3 showers. Because this home is currently registered and run as a HMO (House in Multiple Occupancy).

The house could continue to be run as a HMO. The owners have the registration paperwork, fire safety certification and other certificates to enable the new buyer to continue.

Or those seeking a larger family home might easily look to make some changes (you may prefer a sumptuous bathroom rather than the shower rooms).

The house has been much improved by the current owners. The windows to the front were replaced like for like (the property is Grade 2 listed.). The house has been rewired and replumbed. The flat roofs over the "bathroom" and utility have been replaced. Gas and electrical safety certificates are valid, appliances have been PAT tested.

If you would like a summary of the documentation please get in touch with us.

ESSENTIAL INFORMATION.

HEATING The house has gas fired central heating with radiators in all the reception rooms and bedrooms.

The wall mounted boiler is located in the Utility Room. The airing Cupboard on the 1st floor is home to the Megaflo hot water cylinder with immersion heater.

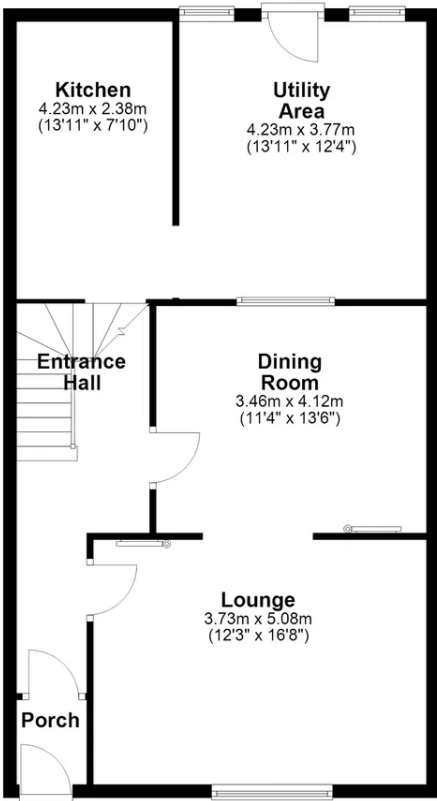
GLAZING All the windows and doors are uPVC double glazed except where stated otherwise., ie the windows on the front elevation. The ground floor sitting room window has secondary glazing.

COUNCIL TAX BAND C



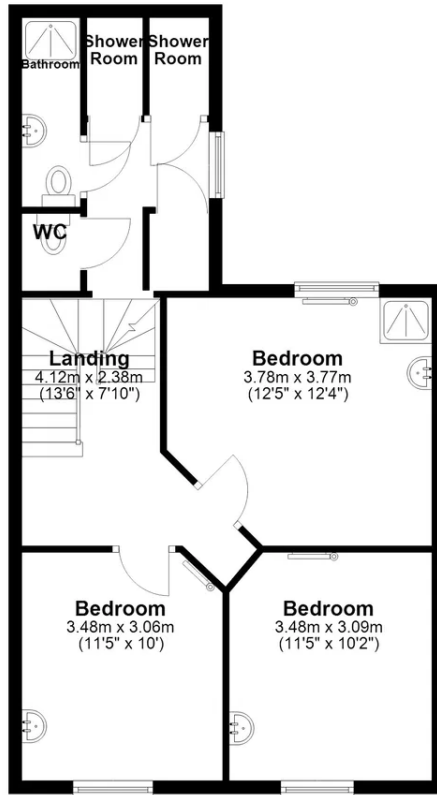
Ground Floor

Approx. 72.7 sq. metres (782.1 sq. feet)



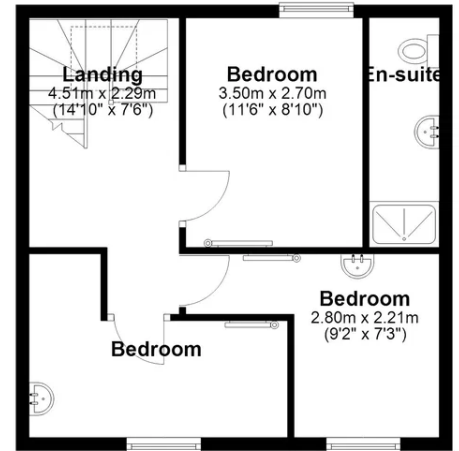
First Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



Second Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 170.8 sq. metres (1838.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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