Flat 5, Hillside Court

Flat 5, Hillside Court, Victoria Road, Dartmouth, Devon, TQ6 9EG

Kingsbridge 13.7 miles | Totnes 14 miles | Plymouth 31 miles

A beautifully presented 2-bedroom first-floor duplex maisonette, taking in some far-reaching views over the valley towards the River Dart, with an allocated parking space.

- 2 bedrooms
- First-floor private entrance
- Allocated parking space
- Well-presented throughout
- Walking distance to the town
- Leasehold
- Council tax band: B

Offers In Excess Of £150,000

SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns, with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre and three supermarkets.

It is also home to the Britannia Royal Naval College. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, the Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is only a short drive from some of the most beautiful beaches in the area. The A38 Devon Expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond, whilst mainline rail links to London Paddington can be made in Totnes.

DESCRIPTION

Hillside Court is situated in a quiet residential area, yet is conveniently positioned for easy access to the town centre and River Dart. The town centre is less than a 10-minute walk away, so the property is well positioned for enjoying all of the amenities on offer and the beautiful River Dart.

ACCOMMODATION

Access from the rear of the building, with steps leading to the first floor and to its own entrance. Entrance hall leading off to the sitting room, with a built-in cupboard, a window with rural views and wooden flooring. The sitting room leads onto the dining area and fitted kitchen, with an electric oven and 4-ring hob. There is a selection of wall and floor cupboards, along with a fridge/freezer and washing machine. Bedroom 2, with views over the valley. Bathroom with fitted suite, including a shower over the bath, WC, wash hand basin, towel rail and a window to the rear. Stairs lead to the first floor, with Bedroom 1 having views over the valley towards the River Dart.

Being close to the town centre makes this a wonderful main home for those working nearby, whilst it could also be utilised as a second home due to its ability to be locked up and left, and its location, which is ideal for exploring the surrounding coast and countryside.

Flat 5, Hillside Court, is a beautifully presented duplex maisonette with its own private entrance on the first floor. The apartment offers south-facing accommodation arranged over two floors, with views across the town towards the River Dart and the surrounding countryside.

OUTSIDE

Communal south-facing gardens and terrace. Parking for one vehicle on the driveway, marked number 5.

AGENTS NOTE

The maisonette cannot be used for holiday letting.

TENURE

Leasehold. The lease is for 999 years from 1st January 1993, with approximately 965 years remaining The service charge is £1,560 per annum and includes buildings insurance, water charges, utility charges for communal areas, grounds maintenance and general maintenance.

SERVICES

Electric, water and drainage – mains connected. Heating – gas central heating.

Ofcom predicted broadband services: Ultrafast – 1,800 Mbps download / 220 Mbps upload. Ofcom predicted limited mobile coverage for voice and data: EE, Three, Vodafone and O2.

LOCAL AUTHORITY

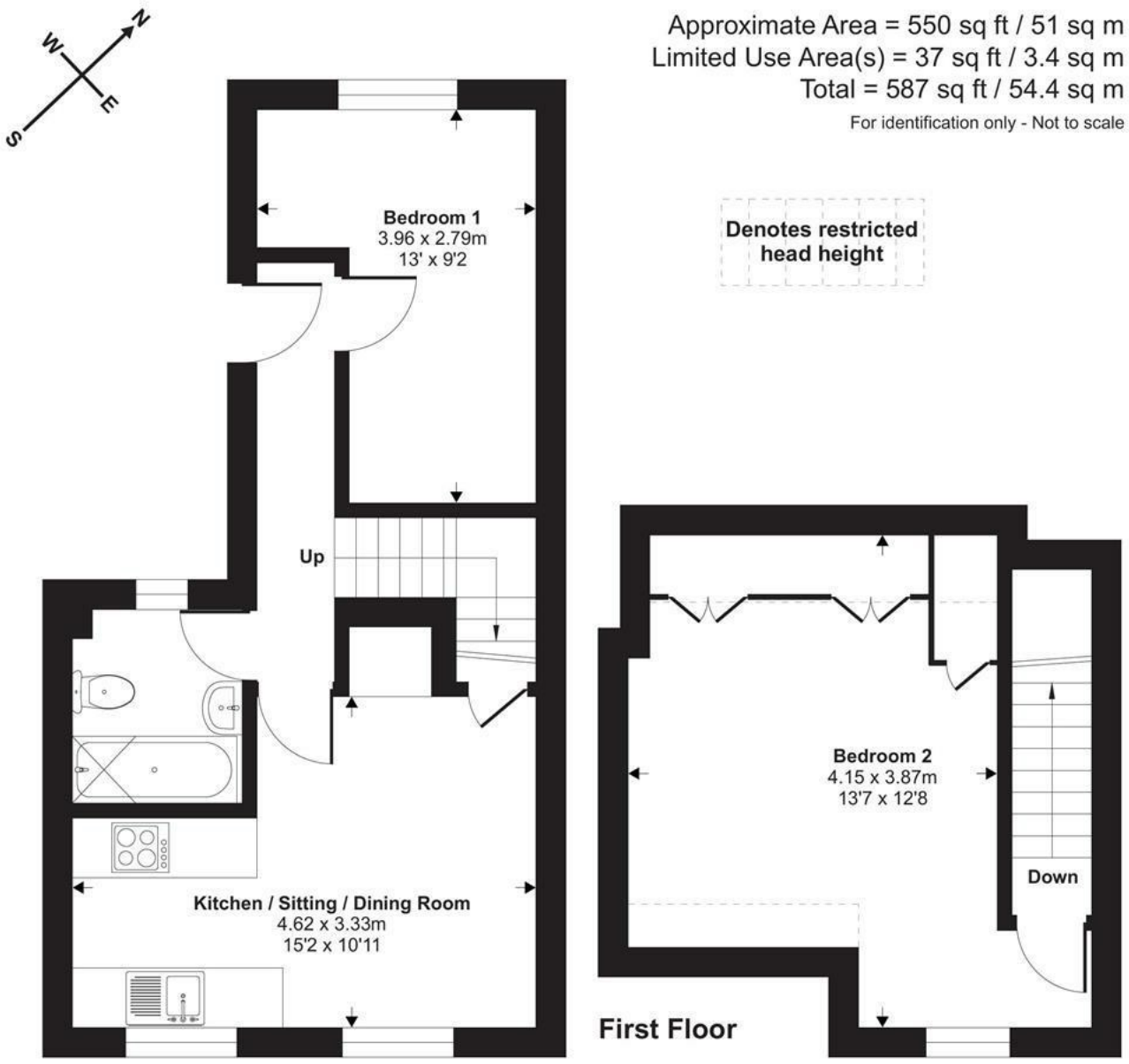
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

DIRECTIONS

From Dartmouth town centre, proceed along Duke Street, which becomes Victoria Road. Follow the road up the hill and take the next right after Lower Fairview Road. Proceed up the driveway and then take the steps to the right of the building.

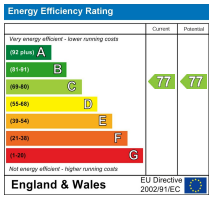
What3words : Driveway Entrance: delight.pedicure.stamp
Property Location: exposes.sweetened.heartburn

PICASSO



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1525879

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk