



221 Victoria Road
Dartmouth
Guide price £315,000

Freeborns
ESTATE AGENTS

A beautifully refurbished family home with views down towards Dartmouth and potential to create a parking bay subject to the necessary consents. The property has had a complete rewire.

Additional garage available for purchase with the house only..



221 Victoria Road, Dartmouth, TQ6 9EQ

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Double glazed frosted window to front, wall mounted fuse box, staircase to first floor, understairs storage cupboard, wood laminate flooring, doors to;

LOUNGE

Double glazed bay window to front with views towards Dartmouth town centre and the River Dart, radiator, wood laminate flooring, opening to;

OPEN PLAN KITCHEN/DINER

Double glazed window to rear aspect, double glazed frosted glazed door to rear garden, radiator, built-in cupboards and shelves into alcoves. Range of base and wall mounted kitchen cupboards and drawer units, worksurface inset single drainer stainless steel sink with pre-rinse hand spray mixer tap, freestanding dishwasher, freestanding washing machine, freestanding cooker, wood laminate flooring.

FIRST FLOOR LANDING

Double glazed frosted window to side aspect, loft access hatch with pull down ladder, doors to;

BEDROOM ONE

Double glazed window to front aspect with views over Dartmouth town centre and the River Dart, radiator.

BEDROOM TWO

Double glazed window to rear aspect, radiator, built-in cupboard with sliding doors housing 'Worcester' gas boiler.

BEDROOM THREE

Double glazed window to front with views over Dartmouth town centre and the Dart River.

BATHROOM

Double glazed window to rear aspect, modern re-fitted white suite comprising a panelled bath with 'mira sport' electric shower over, pedestal wash hand basin with mixer tap, chrome heated towel rail.

SEPARATE WC

Double glazed frosted window to rear, close coupled WC with built-in wash hand basin and mixer tap.

OUTSIDE

FRONT GARDEN

Tiered with planted area of established shrubs, steps up to front door and shingled area.

REAR GARDEN

Tiered rear garden, shingled level area, range of established shrubs and trees, side access to front of property. South Westerly aspects.

COUNCIL TAX BAND: C

EPC: C

LOCAL AUTHORITY

South Hams District Council

CONSUMER PROTECTION FROM UNFAIR TRADING

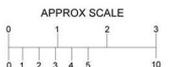
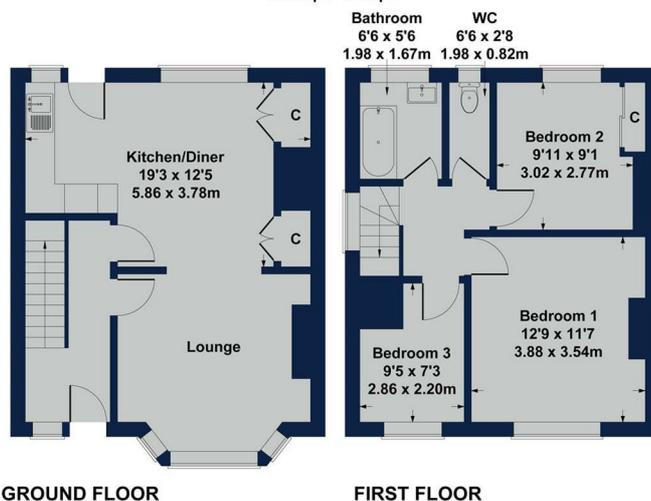
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ADDITIONAL NOTES

Nearby garage available for purchase by separate negotiation exclusively with the house only.

221 Victoria Road

Approximate Gross Internal Area
883 sq ft - 82 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2025



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