



**135 Victoria Road**  
Dartmouth  
Asking price £250,000

*Freeborns*  
ESTATE AGENTS

A well presented period home just five minutes walk from Dartmouth's town centre benefitting from having both the shower room and ensuite refitted in 2025. Would make an ideal second home or main residence.



# 135 Victoria Road, Dartmouth, TQ6 9DY

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## GROUND FLOOR

### ENTRANCE PORCH

Door to :-

### LOUNGE

Double glazed bay window to front with bespoke shutters, wood laminate floor, fireplace with wooden surround and tiled hearth with log burner, wall mounted electric radiator.

### KITCHEN / DINER

Double glazed window to rear, staircase to first floor, wall mounted electric radiator, modern refitted kitchen with a range of base and wall mounted units, work surface, inset single drainer stainless steel sink, inset electric hob, built in stainless steel oven under, stainless steel extractor chimney hood above, tiled splashbacks, space and plumbing for dishwasher, space for fridge freezer, built in cupboard into alcove, recessed ceiling downlighters, wood laminate floor, door to rear lobby.

### REAR LOBBY

Double glazed door to side, space and plumbing for a washing machine, door to bathroom, double glazed door to rear courtyard.

### SHOWER ROOM

(Refitted in 2025) Double glazed frosted window to side, modern refitted white suite comprising walk-in shower enclosure with thermostatic shower, built-in base storage cupboard, work surface, designer wash hand basin and mixer tap, hidden cistern WC, wall mounted chrome heated towel rail, tiled walls, tiled floor, recessed ceiling downlighters.

### FIRST FLOOR LANDING

Doors to :-

### BEDROOM ONE

Double glazed window to front with bespoke shutters, built in wardrobe, wall mounted electric radiator, door to en-suite.

### EN-SUITE

(Refitted in 2025) Walk in shower enclosure with digital shower, vanity unit with wash hand basin and mixer tap, hidden cistern WC, wall mounted chrome heated towel rail, tiled walls, wood flooring, recessed ceiling downlighters, extractor fan.

### BEDROOM TWO

Double glazed window to rear, electric radiator, built in storage cupboards into alcoves.

### OUTSIDE

Rear courtyard garden, tiled floor, access to store area with power and light, currently used as a laundry room.

### COUNCIL TAX BAND B

Amount payable approximately £1759 per annum.

### EPC RATING -

Awaiting EPC.

### TENURE

Freehold.

### SERVICES

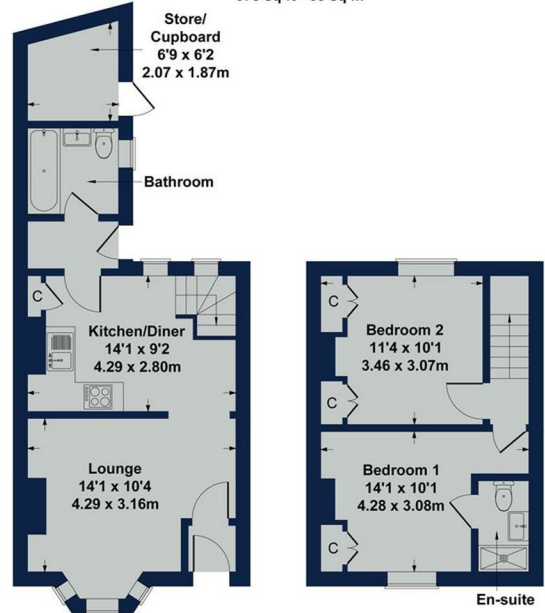
Electricity, water and drainage are connected.

### 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.

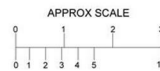
## 135 Victoria Road, Dartmouth, TQ6 9DY

Approximate Gross Internal Area  
678 sq ft - 63 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2023



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