

221 VICTORIA ROAD
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



221 VICTORIA ROAD, DARTMOUTH

Occupying a quiet elevated position just a ten-minute walk from the heart of Dartmouth, this beautifully presented end-terrace home enjoys delightful views across the town towards the River Dart.

Thoughtfully renovated throughout by the current owners, the property offers stylish and light-filled accommodation that would suit a variety of buyers, whether as a permanent family residence, an elegant second home or a letting investment.

A welcoming entrance hall leads into a lovely open-plan living space that forms the heart of the home. Flooded with natural light, the sitting area features a large bay window that perfectly frames the attractive outlook across Dartmouth and the valley opposite. The adjoining dining area provides an ideal space for both everyday living and entertaining, while a useful built-in cupboard offers practical storage. The kitchen has been tastefully fitted with a comprehensive range of wall and base units, some integrated appliances and ample work surfaces, creating a stylish yet functional space. A door from the kitchen provides direct access to the rear garden.

On the first floor there are three bedrooms comprising two generously proportioned double rooms and a third bedroom which would work equally well as a nursery, guest room or study/home office. The family bathroom is well appointed with a shower over the bath, complemented by a separate WC for convenience.

Outside, to the front, a charming gravelled terrace provides a pretty place to sit and enjoy the views towards the River Dart and surrounding townscape. The rear garden is arranged over attractive terraced levels and backs onto open fields, creating a peaceful and private setting. A raised gravelled seating terrace offers an ideal spot for outdoor dining and relaxation, while a further lawned terrace and useful garden shed add to the practicality and appeal of the outside space.

There is a garage nearby which is available by separate negotiation.

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.





KEY FEATURES

- Newly renovated throughout
- End-terrace home in an elevated position
- Pretty views across the town
- Bright open-plan living accommodation
- Three bedrooms
- Potential to create a parking bay (subject to planning)
- Pretty front terrace
- Terraced rear garden backing onto fields
- Walking distance to Dartmouth town centre
- Ideal main residence, second home or letting potential
- Garage nearby which is available by separate negotiation





PROPERTY DETAILS

Property Address

221 Victoria Road, , Dartmouth, Devon, TQ6 9EQ

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: C Potential: B

Council Tax Band

C

Tenure

Freehold

Authority

[South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.
01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order

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 where the property will be found after a short distance on the right hand side

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190



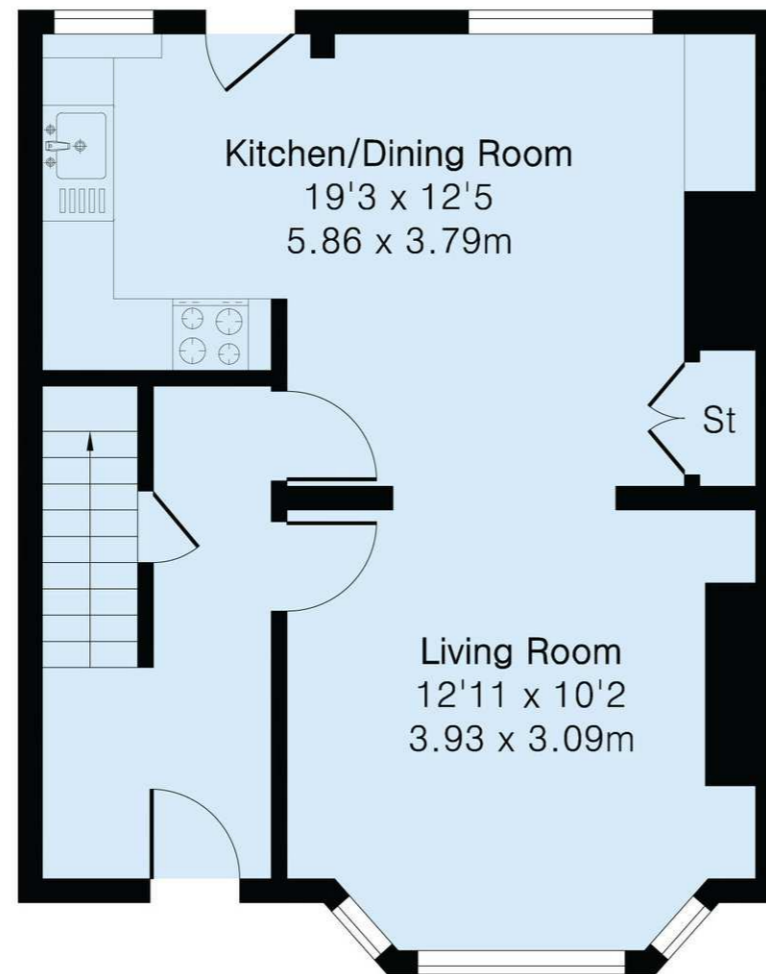
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. 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.

FLOOR PLAN

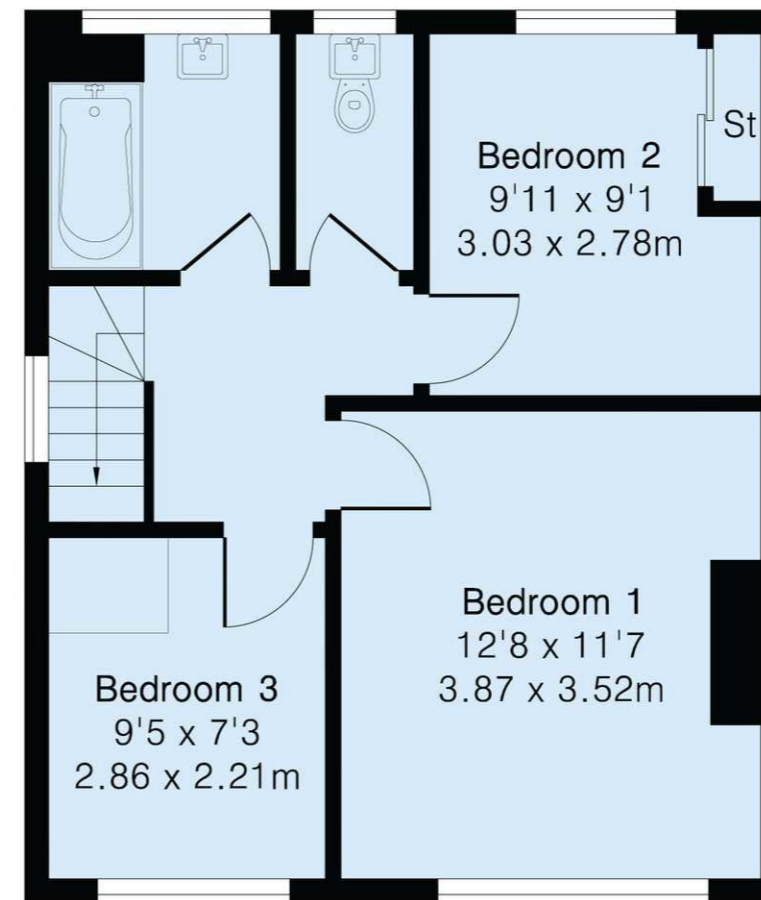
Approximate Gross Internal Area 928 sq ft - 86 sq m

Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 455 sq ft – 42 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





MARCHAND PETIT

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