

48 VICTORIA ROAD
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



48 VICTORIA ROAD, DARTMOUTH

A good sized three-bedroom period townhouse situated within easy walking distance of the centre of Dartmouth, enjoying a convenient position within one of the South Hams most sought-after coastal towns. Dartmouth is renowned for its picturesque waterfront, excellent sailing facilities, historic charm and wide range of independent shops, cafés, restaurants and amenities, making it a highly desirable location for both permanent residence and holiday use.

Arranged over four floors, the property offers nicely proportioned accommodation with a flexible layout and home office potential. The house retains some original character and provides an excellent opportunity for a purchaser to update to their own specification. The accommodation includes a spacious sitting room, a spacious kitchen/dining room well suited to family living and entertaining, utility space and three bedrooms.

While the property would now benefit from a little updating, it presents an exciting opportunity to create an attractive and substantial home in a lovely residential location. On the lower ground floor there is a kitchen/breakfast room and utility area with a back door leading out to a small paved terrace and the parking area. The ground floor provides a living room and cloakroom, while the first floor comprises a bedroom and family bathroom. Two further bedrooms are located on the second floor, together with an additional cloakroom.

Outside, the property benefits from paved areas to the front and rear, providing low-maintenance outdoor space, together with the considerable advantage of driveway parking for one/two vehicles, a valuable feature so close to the town centre. The property also benefits from gas central heating.

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.

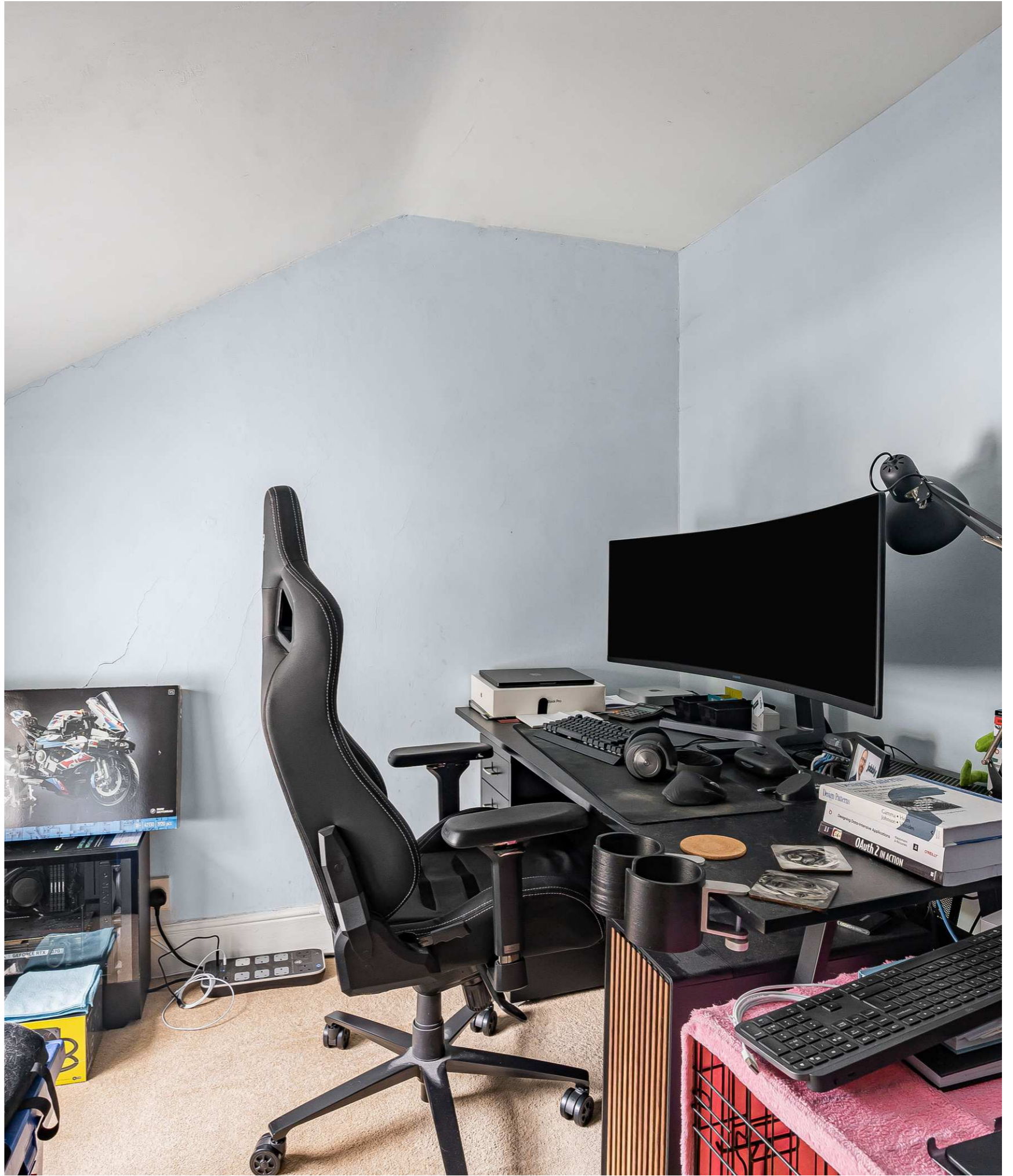




KEY FEATURES

- Period townhouse arranged over four floors
- Three bedrooms
- Within easy walking distance of Dartmouth town centre
- Good size living accommodation with flexible layout
- Spacious kitchen/dining room ideal for family living
- Gated driveway parking for 1–2 vehicles
- Front and rear low-maintenance paved outside space





PROPERTY DETAILS

Property Address

48 Victoria Road, , Dartmouth, Devon, TQ6 9DZ

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: D Potential: C

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

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 Dartmouth office turn right in to Fairfax Place and continue past the boat float, turning left in to Duke Street. Continue along Duke Street on to Victoria Road where the property will be found on the right hand side. The parking is to the rear accessed from Ford Valley.

Viewing

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

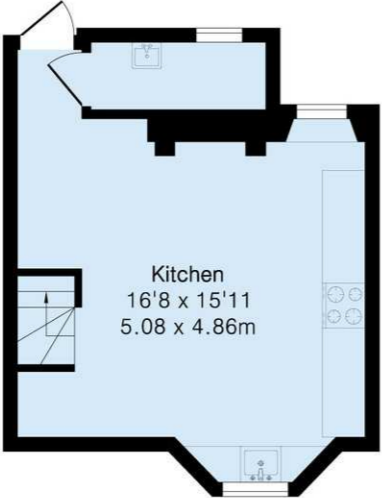


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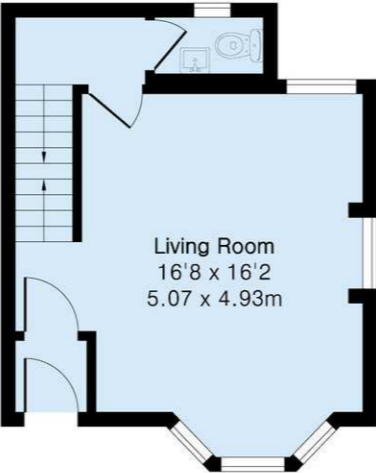
FLOOR PLAN

Approximate Gross Internal Area 1113 sq ft - 102 sq m

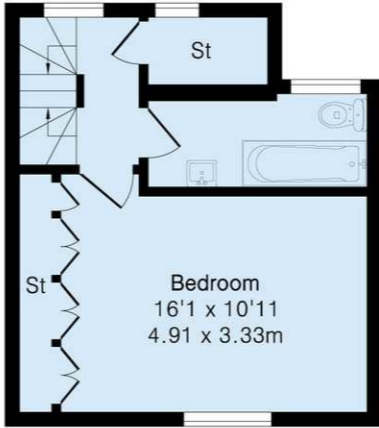
Lower Ground Floor Area 283 sq ft – 26 sq m
Ground Floor Area 284 sq ft – 26 sq m
First Floor Area 273 sq ft – 25 sq m
Second Floor Area 273 sq ft – 25 sq m



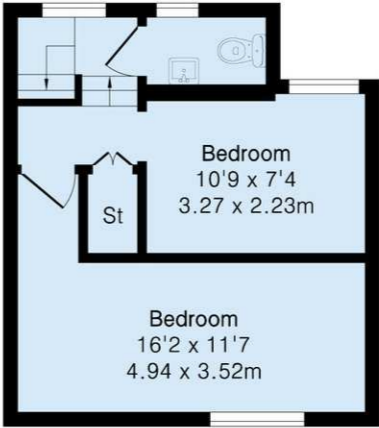
Lower Ground Floor



Ground Floor



First Floor



Second 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.





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