

150 VICTORIA ROAD  
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# 150 VICTORIA ROAD, DARTMOUTH

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An attractive end-of-terrace period home which has been thoughtfully extended by the current owner and is well located within walking distance of the town centre, benefiting from a courtyard garden and parking for two vehicles.

Arranged over four floors, the property offers substantial and flexible accommodation, including a more recently added second-floor en suite bedroom or additional reception room. A notable feature is the self-contained one-bedroom lower ground floor unit, which has its own private entrance as well as internal access, making it ideal for guests, rental income, or multi-generational living.

Retaining some charming period features, the property is entered via a welcoming tiled entrance lobby leading into the hallway. The main living room is open plan, featuring a bright and spacious sitting room with a character fireplace and large bay window flowing through to a dedicated dining area.

The galley-style kitchen offers a range of fitted wall and base units, space for appliances, and has access to the rear and driveway.

On the first floor are two well-proportioned double bedrooms and a family bathroom. The second floor provides a versatile additional room currently used as an occasional bedroom or reception space, complete with a stylish en suite shower room.

Externally, the property enjoys a pretty paved front courtyard garden bursting with mature planting creating an inviting entrance, while to the rear is a private driveway providing parking for two vehicles.

Located in Dartmouth, a highly sought-after waterside town renowned for its sailing facilities and annual Royal Regatta, the property is close to a range of shops, restaurants, galleries, and beautiful countryside. Stunning beaches are within easy reach, alongside several golf courses. Rail connections to London Paddington are available from nearby Totnes (approx. 13 miles), with access to the A38 Devon Expressway at Buckfastleigh approximately 19 miles away.





## KEY FEATURES

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- An attractive end-of-terrace period home with character features
- Good sized accommodation arranged over four floors
- More recently added second-floor suite with en suite shower room
- One-bedroom self-contained lower ground floor unit with private entrance
- Bright open-plan living/dining room with bay window, window seat and feature fireplace
- Galley-style kitchen with fitted units and access to the rear
- Pretty front courtyard garden bursting with mature planting
- Private driveway providing parking for two vehicles within walking distance of town centre





# PROPERTY DETAILS

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## Property Address

150 Victoria Road, , Dartmouth, Devon, TQ6 9EG

## 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 before the sharp bend on the right hand side

## Viewing

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



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# FLOOR PLAN

**Approximate Gross Internal Area 1736 sq ft - 161 sq m**

Lower Ground Floor Area 528 sq ft – 49 sq m

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 469 sq ft – 44 sq m

Second Floor Area 263 sq ft – 24 sq m



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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