



185 Victoria Road, Dartmouth

Guide Price **£650,000**

A beautifully refurbished Edwardian house with original features, gardens and a garage, close to the town centre

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

- Large Edwardian House
- Close to town centre
- Living room
- Dining room
- Kitchen
- 4 Bedrooms
- En-suite & family bathroom
- Garage with storage
- Front level garden
- Rear gardens

Tenure: Freehold

Property Type: Semi Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Council Tax Band: E

SUMMARY: The very epitome of an Edwardian home, tastefully refurbished with garage and gardens, all close to the centre of town.

DIRECTIONS: From the Town Centre proceed along Duke Street and onto Victoria Road. As you climb the hill the property will be found on the left hand side just before School Bend.

DESCRIPTION: 185 Victoria Road is the very epitome of an Edwardian home. Thoughtful renovation and remodelling has preserved a host of original features. The hall with its tiled floor, ornate mouldings and the beautifully refurbished staircase hints at what is to come. High ceilings aplenty, complemented by the correct pattern of double-glazed windows, original fireplaces, much to savour. And all decorated in period colours. The newly installed bathrooms and the remodelled kitchen are up to date yet classically styled. Practical too, with a garage with an internal workshop to the front. Atop that is a patio area that catches the afternoon sun and is surprisingly private. So too is the rear courtyard garden. And then, beyond that there is the tiered and enclosed rear garden with views across the town. So there you have it, taste, space, practicality and style.

ACCOMMODATION: Entrance hall. Wooden front door with leaded windows and

leaded, stained glass transom window above, opens into the entrance hall. Plenty of traditional style on display, notably the deep skirtings, the diamond pattern tiled floor, the panelled stairwell rising to the first floor and ornate architraves.

SITTING ROOM: - The traditional high ceilings have coving and picture rails. The marbled fireplace is home to a gas living flame fire. A large bay window overlooks the front terrace and the town beyond. **DINING ROOM** - Similarly high ceiling with coving and picture rail. Quite possibly with original imposing dark marble fireplace. Patio doors open out into rear courtyard.

KITCHEN / BREAKFAST ROOM - Stylish refit of the kitchen means that there are a good range of floor and wall mounted panel fronted units with marble effect worktops. Features include: an inset ceramic 1 ó bowl sink, a in integrated Bosch





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