



199a Victoria Road
Dartmouth
Price £175,000

Freeborns
ESTATE AGENTS

A charming 2-bedroom property boasting elevated views over Dartmouth town, the surrounding countryside, and towards the River Dart. Featuring a bright bay-fronted lounge, a kitchen/diner with patio doors to the garden, and significant development potential backed by previous planning permission.



199a Victoria Road, Dartmouth, Devon, TQ6 9EQ

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

GROUND FLOOR

LOUNGE

Built in cupboard, understairs cupboard, feature fireplace, radiator, walk in bay window to front with views over Dartmouth towards the River Dart.

KITCHEN

Base and eye level units with marble effect worktop over, oven with hob, sink and drainer, cupboard housing the combination gas boiler, radiator, 2 x windows and patio doors to rear.

STAIRS RISE TO

FIRST FLOOR

BEDROOM 1

Built in wardrobe, radiator, 2 x windows to front with town, countryside and River Dart views.

BEDROOM 2

Built in storage cupboard, radiator, window to rear overlooking the garden.

BATHROOM

White 3 piece suite comprising of low level WC, pedestal wash hand basin, paneled bath with shower over, radiator, partially obscured window to rear.

OUTSIDE

To the rear of the property is a good sized sloping garden.

PLANNING PERMISSION

Previously, planning was granted for a 2 storey extension along with new garage and parking space.

Application Number: 0108/18/HHO

EPC: E

COUNCIL TAX BAND C

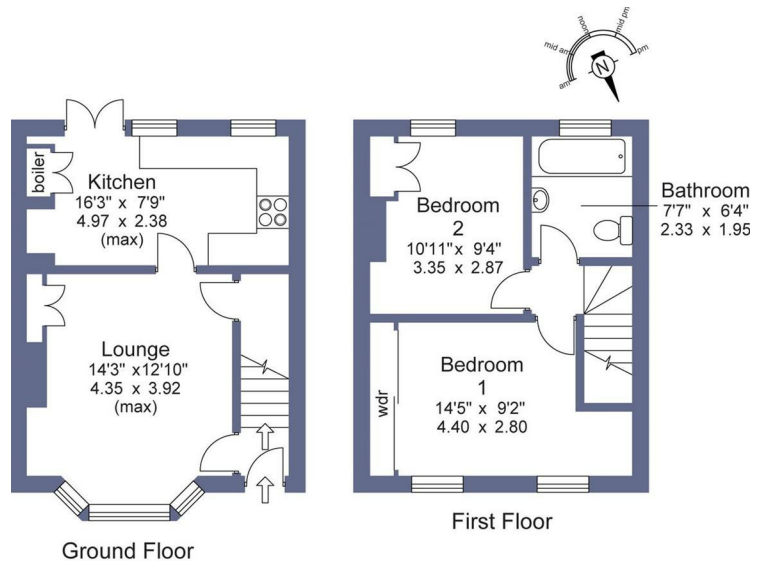
Amount payable approx £1492 per annum

LOCAL AUTHORITY

South Hams District Council

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.



For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			75
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			70
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

Freeborns
ESTATE AGENTS

