

69 VICTORIA ROAD
DARTMOUTH



MARCHANT PETIT

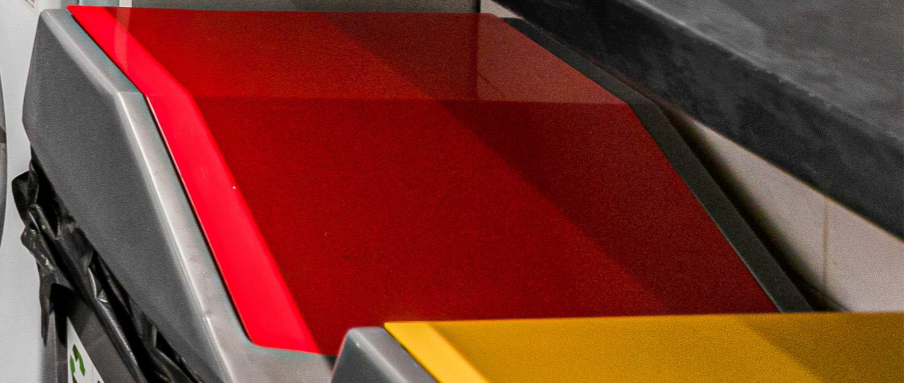
COASTAL, TOWN & COUNTRY



Weds
2x full @ 9.00
2x HB's



Bread



69 VICTORIA ROAD, DARTMOUTH

A substantial Grade II Listed mixed-use terraced home, ideally positioned in a level central location just a short walk from Dartmouth town centre and the picturesque River Dart.

Situated within a popular residential area of the town, this period property has been successfully run as a bed and breakfast over recent years, while also offering excellent potential to become a spacious family home, subject to the necessary change of use planning permissions.

Arranged over three floors, the accommodation is both versatile and generously proportioned. The ground floor living space begins with a welcoming entrance hall featuring useful downstairs storage. To the front of the property is a large sitting room with an attractive bay window and feature wood-burning stove, creating a warm and inviting atmosphere. Double doors lead through to the dining room, which in turn flows into the galley-style kitchen, fitted with a comprehensive range of wall and base units together with space for appliances.

The first floor offers four bedrooms, including one with an en suite shower room, alongside a separate family bathroom.

The second floor provides an additional en suite bedroom, a further bedroom, separate shower room, and a comfortable seating area, ideal for guests or multi-generational living.

Externally, the property benefits from a charming paved courtyard garden to the front with mature planting. To the rear is a good-sized garage, which is available by separate negotiation.

Dartmouth is a beautiful and historic waterside town, renowned for its sailing facilities and the famous annual Royal Regatta. The town offers an excellent selection of independent shops, restaurants, cafés, and galleries, all surrounded by stunning South Devon countryside and some of the area's most beautiful beaches. Several highly regarded golf courses are within easy reach, while mainline rail links to London Paddington are available from Totnes, approximately 13 miles away. The A38 Devon Expressway can be accessed at Buckfastleigh, around 19 miles to the north.





KEY FEATURES

- Substantial Mixed Use Grade II Listed townhouse arranged over three floors
- Popular level position within walking distance of Dartmouth town centre and River Dart
- Currently run as a bed and breakfast business
- Versatile accommodation with potential for family home use (subject to permissions)
- Spacious sitting room with bay window and feature wood-burning stove
- Six bedrooms in total, including three en suite rooms
- Attractive paved courtyard garden with mature planting
- Good-sized garage to the rear available by separate negotiation





PROPERTY DETAILS

Property Address

69 Victoria Road, , Dartmouth, Devon, TQ6 9RX

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: TBA Potential: TBA

Council Tax Band

N/A - business rated

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

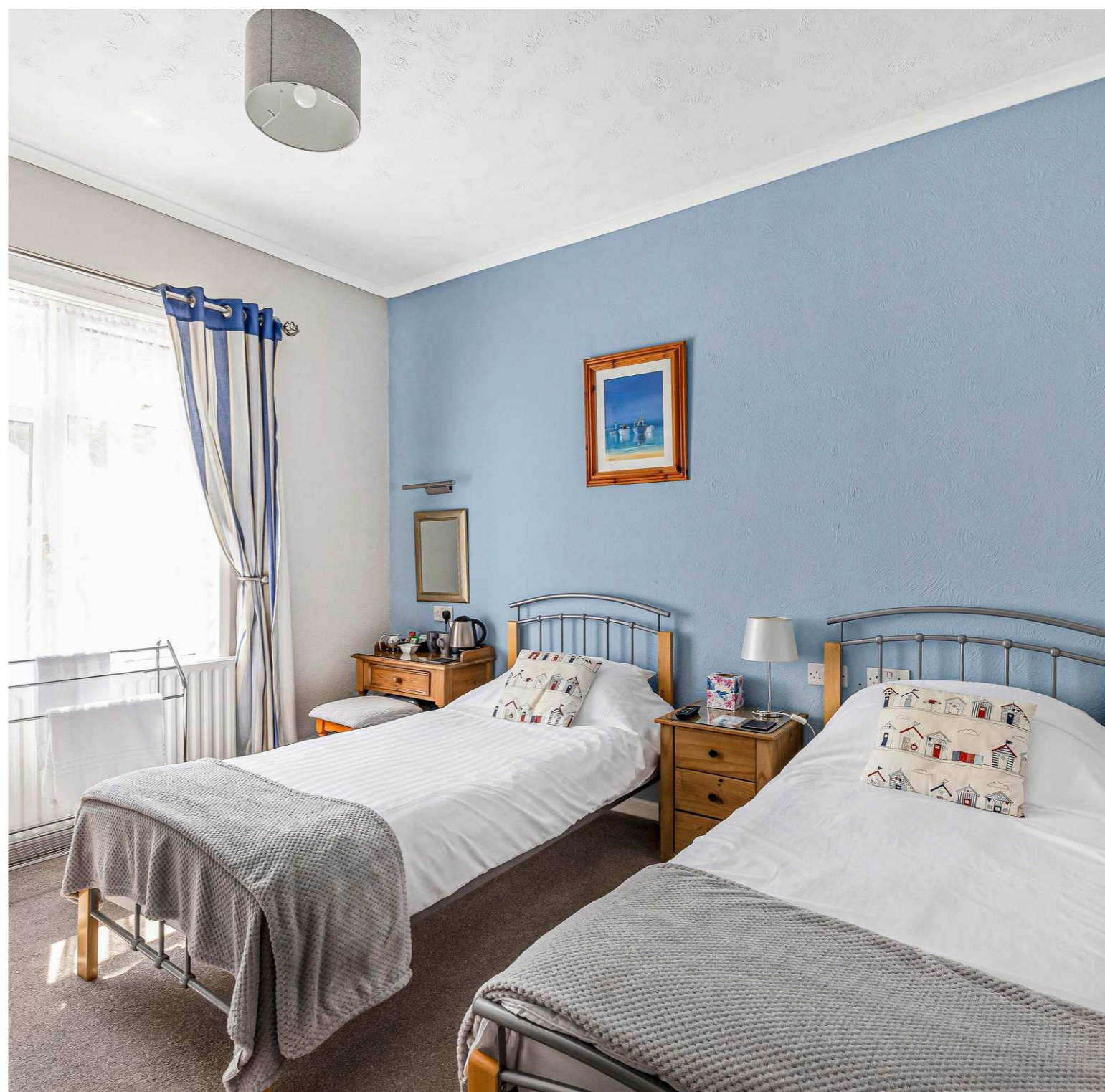
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the Dartmouth office turn right in to Fairfax Place and continue past the Boat Float on your right hand side. Turn left in to Duke Street and continue along the level for a short way, and 77 Victoria Road is before the road begins to climb on the left 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 2012 sq ft - 187 sq m

Ground Floor Area 860 sq ft – 80 sq m

First Floor Area 645 sq ft – 60 sq m

Second Floor Area 507 sq ft – 47 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.





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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