



7 Swan Court Victoria Road
Dartmouth
£169,950

Freeborns
ESTATE AGENTS

This two bedroom terraced house is situated in a convenient position, close to local shops and amenities. The accommodation is arranged over two levels; the living room with gas fire and the kitchen are on the ground floor. Two double bedrooms and a bathroom are on the first floor. Gas fired central heating and uPVC double glazed windows are installed.

The property is in need of modernisation.



7 Swan Court Victoria Road, Dartmouth, Devon, TQ6 9EA

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

GROUND FLOOR

ENTRANCE HALL

Wooden front door with glazed section. Stairs to the first floor.

SITTING ROOM

The full height uPVC double glazed window faces the front as does the wooden front door.

To the rear is a modern inset gas fire and the wide square arch leading through to the:-

DINING ROOM

Wooden flooring and uPVC double glazed window to rear.

KITCHEN

uPVC double glazed window to rear.

FIRST FLOOR

Airing cupboard housing the electric immersion water heater.

LANDING

BEDROOM ONE

uPVC double glazed window to front, wardrobe.

BEDROOM TWO

uPVC double glazed window to rear.

BATHROOM

White suite consists of a low level WC, wash basin and a panelled bath. Obscured uPVC double glazed window.

SERVICES

Mains gas, electricity, water and drainage appear to be connected.

COUNCIL TAX BAND B

Amount payable approximately £1676 per annum.

EPC RATING E

TENURE

Leasehold 999 years from 24th June 1985.

GROUND RENT

Approximately £25 per annum.

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.

7 Swan Court, Victoria Road, Dartmouth, TQ6 9EA

Approximate Gross Internal Area
646 sq ft - 60 sq m



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