



**157 Victoria Road**  
Dartmouth  
£299,995

*Freeborns*  
ESTATE AGENTS

A well presented three bedroom Victorian family home located within 5-10 minutes walk of Dartmouth's bustling town centre. The property retains many original features and sits in an elevated position with a tiered rear garden taking advantage of rooftop views across Dartmouth. Offered for sale with no ongoing chain.





# 157 Victoria Road, Dartmouth, TQ6 9EF

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### ENTRANCE HALL

Pattern glazed door to:-

### LOUNGE / DINING AREA

Original sash bay window to front, radiator, cast iron fireplace with gas coal flame effect insert and wooden surround. Staircase to first floor, understairs storage cupboard.

Archway leads to:-

### KITCHEN / DINING AREA

A range of base and wall mounted units, worksurface, gas range cooker, stainless steel extractor chimney hood above, 1 1/2 bowl single drainer stainless steel sink, space and plumbing for a washing machine, tiled splashback, tiled floor, radiator.

### FIRST FLOOR LANDING

Original sash window to side, radiator, staircase to second floor with understairs storage cupboard housing 'Potterton' gas boiler, door to:-

### BEDROOM ONE

Original sash windows to front, original cast iron feature fireplace with wooden surround, radiator.

### BEDROOM TWO

French doors to rear garden, cast iron fireplace with wooden surround, radiator.

### BATHROOM

Frosted window to side, panelled bath with shower over, low level WC, cupboard unit housing space and plumbing for washing machine, solid wood worksurface with designer wash hand basin and mixer taps. Tiled walls and floor, cupboard housing hot water tank, chrome heated towel radiator.

### SECOND FLOOR

Door leads to:-

### BEDROOM THREE

Window to rear aspect, radiator, hatch door to eaves storage.

### OUTSIDE

Sitting area, steps to further sitting area and lawn. Further steps up to an area of decking with rooftop views of Dartmouth.

## COUNCIL TAX BAND C

Amount payable approximately £2010 per annum.

## EPC RATING D

## TENURE

Freehold.

## SERVICES

Electricity, mains gas, water and drainage are connected.

## 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.

## 157 Victoria Road, Dartmouth, TQ6 9EF

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



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