



VICTORIA ROAD, DARTMOUTH  
**£374,950 FREEHOLD**

## A SEMI DETACHED HOME WITH A DOUBLE GARAGE.

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**SUMMARY:** A PERIOD THREE BEDROOM SEMI DETACHED HOUSE WITH DOUBLE GARAGE IN NEED OF MODERNISATION.

**DIRECTIONS:** From the Town Centre proceed along Duke Street and into Victoria Road. Carry on up the hill and just before School Bend the property will be found on the left hand side.

**DESCRIPTION:** 185 Victoria Road is a deceptively large three bedroom Edwardian semi detached house with double garage, front terrace, rear garden and period features. For sale for the first time in about 30 years the property requires fully modernising and lends itself to extending to the rear (subject to the relevant planning permissions and approvals).

**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALLWAY** - Wooden front door with leaded windows and leaded, stained glass transom window above, opens into the entrance hallway. With high skirtings, panelled stairwell rising to the first floor and ornate architraves.

**LOUNGE:** - large room with high ceilings, coving and picture rails, marble fireplace with gas fire and a large bay window overlooking the front terrace and town beyond.

**DINING ROOM** - High ceilings, coving and picture rails, possibly with original imposing dark marble fireplace. Patio doors open out into rear courtyard.

**KITCHEN / BREAKFAST ROOM** - A generous room with a good selection of floor and wall mounted units. Space for washing machine, tumble dryer, cooker and fridge. Door to rear courtyard and garden.

Small storage cupboard with door leading out to the front entrance path.

**FAMILY BATHROOM** - Matching white suite comprising bath, toilet, sink with vanity unit and corner shower cubicle with mains water fed shower.

**SEPARATE W.C.** - Formally the original family bathroom with sink and toilet still on situ. With airing cupboard housing the hot water cylinder.

**PRINCIPAL BEDROOM** - A large room overlooking the front terrace with two large windows. High ceilings and picture rails.

**BEDROOM TWO** - Large window overlooking the rear courtyard and garden beyond. Period fireplace with tiled hearth and picture rails.

**BEDROOM THREE:** - very generous third bedroom with period fireplace and window overlooking the front aspect. Access to eaves storage.

**OUTSIDE:** - Built in the early 1980's is a **DOUBLE GARAGE** with terrace above. Steps lead up from the garage to the entrance path and terrace. A large relatively level area ideal for entertaining, dining and enjoying the late afternoon / evening sun.

The rear courtyard is accessed either from the kitchen or dining room with steps leading up to the rear garden. The courtyard lends itself to a small extension (subject to the relevant planning permissions) which could increase the size of the kitchen and create a wraparound kitchen/dining/ family room.

**REAR GARDEN** - Steps lead up from the rear courtyard to a paved patio area with low level walking and flower beds.

Almost all windows have been replaced with UPVC double glazed units.

**SERVICES** - Mains water and drainage connected Gas "Vaillant" boiler supplies hot water for the central heating and domestic hot water. Electricity connected.

**COUNCIL TAX BAND:** E

**EPC RATING:** E

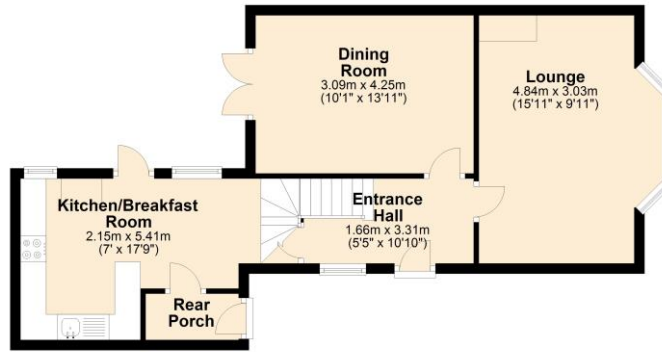
**POSTCODE:** TQ6 9EG







Ground Floor



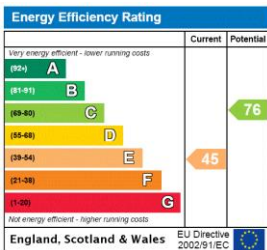
First Floor



Second Floor



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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