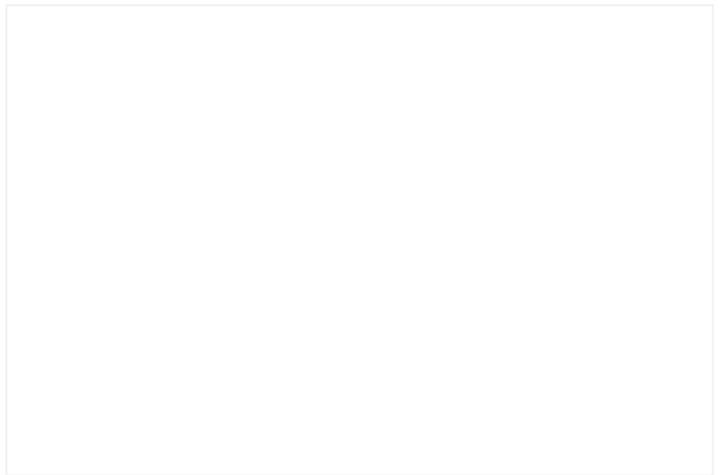
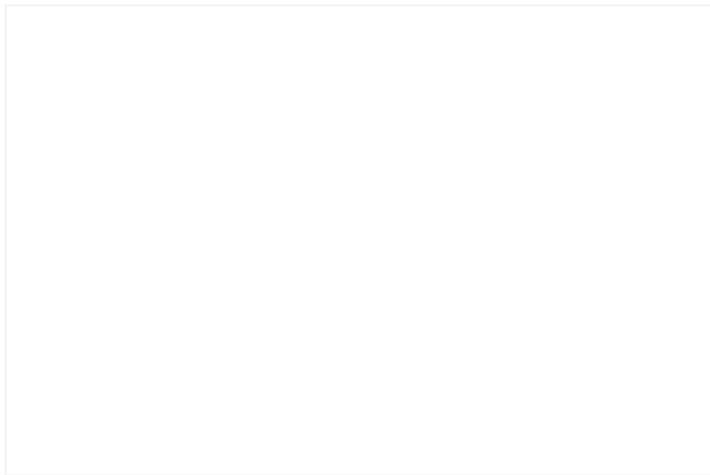




VICTORIA ROAD, DARTMOUTH  
**£160,000 LEASEHOLD**

## A TOP FLOOR APARTMENT WITH A LARGE PRIVATE SUN TERRACE.

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk) 3a Market Street, Dartmouth, TQ6 9QE

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**SUMMARY:** A SPACIOUS TOP FLOOR APARTMENT, 3 BEDROOMS, LARGE PRIVATE SUN TERRACE WITH VIEWS OVER THE TOWN TO THE DART. PARKING

**DIRECTIONS:** From the town centre proceed along Duke Street and into Victoria Road, continue along Victoria Road and up the hill and just before the turning for Cistern Meadow, turn right into the drive where the parking area will be found. The property is then up the slope in front of you.

**DESCRIPTION:** A particularly spacious top floor apartment in Hillside Court a short distance from the town centre having the benefit of three bedrooms, a parking space and a private sun terrace which enjoys views over the town to the River Dart. The accommodation has gas fired central heating, UPVC double glazing and as well as the main entrance from Victoria Road there is a rear entrance which is very handy for dropping off luggage and shopping etc. An early viewing of this property is strongly recommended.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx)

Footbridge to ENTRANCE DOOR.

**ENTRANCE HALL:** - With radiator, ceiling light point.

**LOUNGE/DINING ROOM:** 16' 1" (4.90m) x 10' 10" (3.30m) Large picture window enjoying views over the adjoining rooftops to the fielded hillside beyond. TV aerial point, shelved display divider, ceiling light point, radiator.

**FITTED KITCHEN:** - 8'11" x 8' (2.72m x 2.44m) Range of matching base units with stainless steel sink, drainer and mixer tap. Space and point for electric cooker, space for fridge. BOILER CUPBOARD: Housing a 'Vaillant' gas fired boiler providing domestic hot water and central heating. Radiator.

Large picture windows to rear and side enjoying views to the fielded hillside. Ceiling light point.

**BEDROOM 1:** - 19'9" x 7'4" (6.02m x 2.24m) Radiator, ceiling light point, window overlooking the terrace. Built in cupboard.

**BEDROOM 2:** - 11'4" x 8'7" (3.45m x 2.62m) plus door recess Windows to rear and side enjoying some views over the rooftops of Dartmouth to the Dart Valley. Door providing access onto the terrace. Ceiling light point, radiator.

**BEDROOM 3:** - 8'8" x 7'5" (2.64m x 2.26m) Wash hand basin, window to rear, radiator, ceiling light point.

**OUTSIDE:** - A good sized paved private terrace enjoying fabulous views over the rooftops of Dartmouth to the River Dart and Dart Valley. Parking space.

**COUNCIL TAX BAND:** A

**EPC RATING:** D

**POSTCODE:** TQ6 9EG

**LEASE:** - 999 YEARS FROM JANUARY 1997

**SERVICE CHARGE:** - Approximately £1560.00 for 2025.

**N.B. THIS PROPERTY HAS A COMMERCIAL HOLIDAY LET RESTRICTION.**

**SERVICES:** All mains services are connected.







### Ground Floor

Approx. 61.6 sq. metres (663.0 sq. feet)



Total area: approx. 61.6 sq. metres (663.0 sq. feet)

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.

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Current Potential       |
| Very energy efficient - lower running costs |                         |
| (92+) <b>A</b>                              |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            | 66                      |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |

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