



VICTORIA ROAD, DARTMOUTH  
£465,000 FREEHOLD

## A WELL MAINTAINED EDWARDIAN PROPERTY.

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**SUMMARY:** A generously proportioned Edwardian family home with four bedrooms and garden.

**DIRECTIONS:** From Dartmouth's Market Square turn right into Victoria Road. Carry on up Victoria Road. 195 is on your left. On street parking may be available on your left when you have passed Victoria Heights. You may wish to leave your car parked down town and walk to the property.

**DESCRIPTION:** This home has been in the same Dartmouth family for over seventy years and has been lovingly maintained throughout! New adventures beckon the current owners and there is now an opportunity for another family to create their own memories. This Edwardian charmer is within a 10 minute walk to the town centre and all the other wonderful amenities that Dartmouth has to offer.

#### **THE ACCOMODATION COMPRISES:**

The front door leads into the spacious hall, with access on the right to the Sitting Room. This is bright and airy with a large triple aspect bay window.

Next on the right is a generous sized double bedroom with doors opening on to the rear patio. With the downstairs kitchen and shower room (with W.C. and wash hand basin) further along the hall, this ground floor area would be ideal for that extra relative who wants independent living.

The ground floors stairs ascend to the family bathroom and a spacious sized single bedroom that has access to the rear garden. This room would be ideal as an office or hobbies room.

On the first floor is the kitchen/dining room with a Juliet balcony that is bathed in sunlight and has wonderful garden views. There is plenty of bench space and eye level storage. The living room has excellent proportions and is large enough to accommodate a formal dining table. The feature fireplace and Juliet balcony add grace and charm.

The top floor has two further bedrooms with fitted wardrobes. This could easily be reconfigured to a large double. The choice is yours?

**OUTSIDE:** This elegant Edwardian charmer has gracious lawns and mature borders. There is a seasonal display of flowering shrubs and perennials. There are plenty of quiet areas to enjoy that morning coffee or evening cocktail.

**POSTCODE:** TQ6 9EG

**COUNCIL TAX BAND:** E

**EPC RATING:** E

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

#### **OWNERS COMMENTS**

This house has been a wonderful home for 3 generations of the same family for over 70 years. Our memories are cherished, our photo albums are full, as are our hearts. We have been so very lucky to have had good neighbours. 195 seems to adapt to every season in a special way, we have had wonderful family Christmases and then the exciting promises of Spring and Summer. We hope the next custodian loves it as much as us.

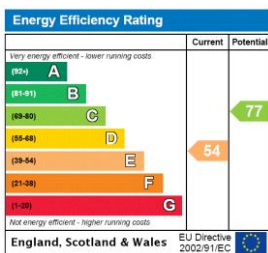


**195 Victoria Road**  
 Approximate Gross Internal Area  
 1550 sq ft - 144 sq m



Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.

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.



**Tenure:** Freehold  
**Term:** Expires -  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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