



VICTORIA ROAD, DARTMOUTH.
£225,000 LEASEHOLD

A BEAUTIFULLY REFUBISHED MAISONETTE.

SUMMARY:

A well presented two bedroomed maisonette, recently refurbished.

AT A GLANCE

- Entrance Hall.
- Living Room.
- Kitchen/Diner.
- Two Bedrooms.
- Bathroom.

Dartmouth | 01803 832288
3a Market Street, Dartmouth, TQ6 9QE

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DIRECTIONS: From Dartmouth's Market Square turn right into Victoria Road. Carry on up Victoria Road, 7 Swan Court will be on your right.

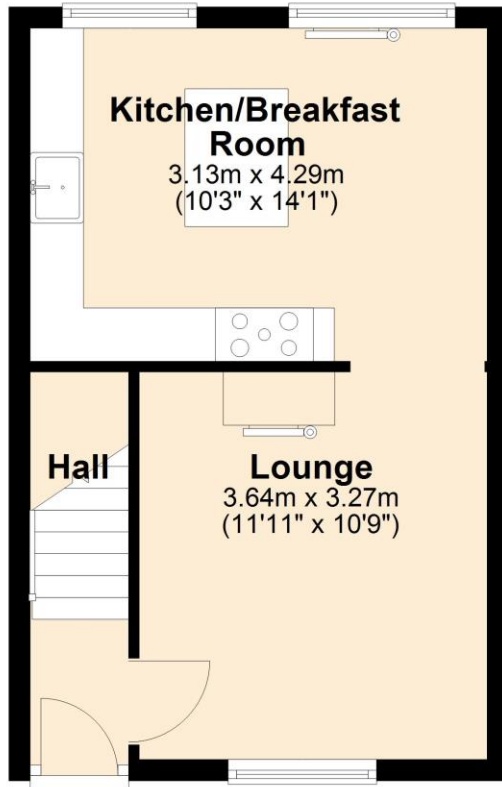
DESCRIPTION: Wonderfully refurbished property. This maisonette is ready to move into without any of the hassle. It is in pristine condition and just sparkles. 15 minutes' walk to The Market, Royal Avenue Gardens, and the Dart River. Ideal as a holiday let, long term let, or come on down and enjoy it for yourself? No chain ahead

- Lockup and leave.
- Area of Outstanding Beauty
- New 'Worcester' Boiler (Guarantee available)
- 2 Bedrooms. One With Large Walk-in Wardrobe.
- Open Plan Living/Dining.
- New Kitchen. Stone Work Tops.
- Gas Central Heating

- Pristine presentation.
- Brand New Bathroom With Rain Head Shower.
- Postcode: TQ6 9EA
- Lease: Approximately 959 years left.
- Maintenance Charge: £156.00
- Insurance: Circa £215 per annum.
- Ground Rent: £25.00
- Services: All mains services are connected.
- EPC: C
- Council Tax band – B (Currently £2044.70 2025/26)

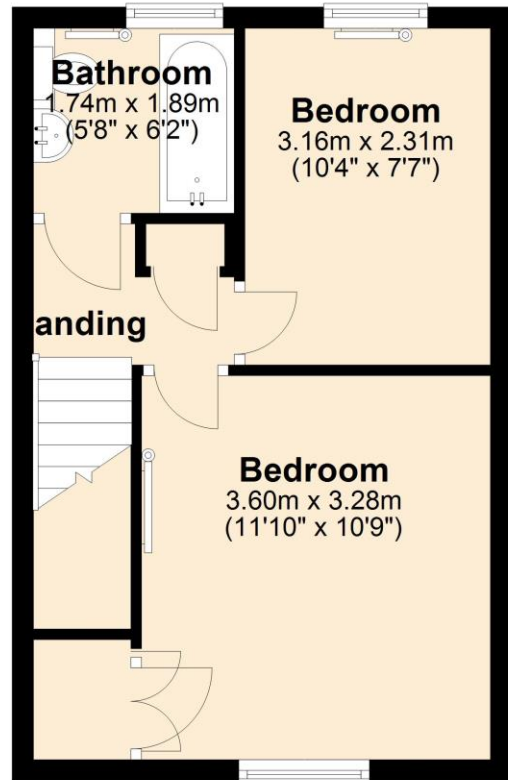
Ground Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 959 year and 0 months

Service Charge: £156 per annum

Ground Rent: £ 25 Annually (subject to increase)

Council Tax Band: B

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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