

FORD VALLEY, DARTMOUTH  
£255,000 FREEHOLD

## A TWO BEDROOMED FAMILY HOME WITH A PARKING SPACE.

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

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**SUMMARY:** A well presented two bedroomed family home close to the town centre with a parking space.

**DIRECTIONS:** Turn right from the Market Square into Victoria Road. Drive up Victoria Road past the bowling green on your right and 100 yards up Victoria Road turn right into Ford Valley. No.26 is approximately 50 yards along on your right. There is a parking space to park on. (The space on the left)

**DESCRIPTION:** First time on the market in 73 years! Time has moved on and it is now time for another family to make their memories here. Maintained to a very good standard, with its own off-street park, and all within an easy walk of town. Cute and cosy, but ready for the next chapter of décor and 21st Century mod cons.  
Garden

South facing terrace.

2 Bedrooms

Character features

Off street parking.  
10-minute walk to River Dart and Town.  
Ideal first home.

Outside – A small terrace to the front of the house is the ideal place for a morning coffee, or late afternoon cocktail? The rear garden could be developed in any direction the new owner wishes.

**OWNERS COMMENTS:** This was my mum and dads' home for over 73 years and where I grew up. We loved this very special part of Dartmouth and I have wonderful memories of this home. It is with lots of mixed feelings that I am putting it on the market, but it is now time for another chapter at No.26. The sun always seemed to shine and when the car park was added it was the perfect place for us.

I sincerely hope the next family will be as happy here as we were.

**COUNCIL TAX BAND: C**

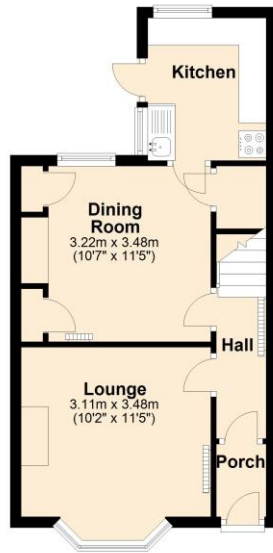
**EPC RATING: D**  
**POSTCODE: TQ6 9ED**

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





**Ground Floor**  
Approx. 35.1 sq. metres (377.5 sq. feet)

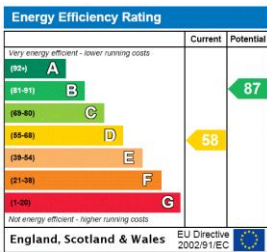


Total area: approx. 70.9 sq. metres (763.0 sq. feet)

**First Floor**  
Approx. 35.8 sq. metres (385.6 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.



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