



VICTORIA ROAD, DARTMOUTH
£189,950 LEASEHOLD

A well presented ground floor apartment with parking and a small courtyard.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk

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DIRECTIONS: From the town centre proceed along Duke Street and continue into Victoria Road. Number 47 will be found on the left hand side in just a short distance.

DESCRIPTION: A well presented ground floor flat occupying a most convenient level location close to the town centre, having the benefit of a private parking space and courtyard garden. The property has been improved and has a stylish interior with modern amenities. Gas fired central heating, uPVC double glazing apart from the original sash window to front. An early viewing is thoroughly recommended by agents.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

Entrance door to:

ENTRANCE HALL: - With ceiling light point. Door to:

LOUNGE: - 14' x 9'11" (4.27m x 3.02m) irregular shape. Radiator, store cupboard, ceiling light point, TV aerial point, telephone point. uPVC double glazed window overlooking the courtyard. Door to:

KITCHEN/BREAKFAST ROOM: - 13'7" x 6'10" (4.14m x 2.08m) Excellent range of wall and base cupboards with 1 ½ stainless steel sink, drainer and mixer tap. Space and plumbing for slimline dishwasher. Space and point for an electric cooker, space for fridge. Work surface areas with splashback tiling. Filter and light, uPVC double glazed windows overlooking the courtyard. Coving, ceiling light point, radiator, 'Gloworm' gas fired boiler providing domestic hot water and central heating. uPVC double glazed window to the courtyard. Archway through to:

BEDROOM 2/DINING ROOM: - 5'6" x 10'1" (1.68m x 3.07m) Obscured uPVC double glazed window to side, ceiling light point and radiator.

MASTER BEDROOM: - 11'9" x 8'4" (3.58m x 2.54m) Sash window to front with shutters. Ceiling light point, radiator.

MODERN FITTED SHOWER ROOM: - Three piece suite in white comprising low flush W.C., wash hand basin. Good sized shower cubicle with 'Grohe' thermostatic shower. Extractor, ceiling light point, ceramic tiled floor, radiator.

OUTSIDE: COURTYARD GARDEN - Enclosed by stone walling with a large gate providing access to the PRIVATE PARKING SPACE in Lake Street.

LEASE - Remainder of a 999 year lease.

SERVICE CHARGE: - Approx £1068.62 Per Annum

NO PETS.

SERVICES: All mains services are connected.

EPC RATING: D

POSTCODE: TQ6 9RT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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: Leasehold

Term: 957 year and 1 months

Service Charge: £1068.62 per annum

Ground Rent: £ 30 Annually (subject to increase)

Council Tax Band: A

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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