



VICTORIA ROAD, DARTMOUTH  
£385,000 LEASEHOLD

## A VERY SPACIOUS TWO BEDROOMED APARTMENT WITH COURTYARD AND PARKING.

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**SUMMARY:** A MODERNISED AND SPACIOUS GROUND FLOOR APARTMENT ON THE LEVEL CLOSE TO THE TOWN CENTRE WITH AN ATTRACTIVE COURTYARD GARDEN AND A PARKING SPACE.

**DIRECTIONS:** From the office turn left and proceed along Market Street turning right at the T junction. Follow Victoria Road for approximately 200 yards and the property will be found on the right hand side.

**SITUATION:** Dartmouth is a well-known naval and yachting centre, with historic town centre with plenty of lifestyle shops, bistros, well-known restaurants and bars and pubs. It is situated on the River Dart with plenty of water based activities on offer. Number 32 Victoria Road is situated only about 200 yards from all the facilities and is a level walk to the town centre. This together with the beautifully presented accommodation and garden as well as the parking makes for a great home or Dartmouth base.

**DESCRIPTION:** A truly lovely modernised and spacious ground floor apartment considered ideal as a main home or as a holiday home. The accommodation has a particularly light and airy feel with gas fired heating system and electric underfloor heating to the open plan kitchen/living room. The property is approached via a communal entrance hall with front door opening onto the hallway which has the high ceilings and deep skirting boards, a radiator, recessed ceiling lights and a very useful and spacious storage cupboard with sliding door. The utility room has fitted base and wall cupboards, tiled floor and a radiator. Recessed ceiling lights, extractor and plumbing and space for an automatic washing machine.

Two steps lead down to the superb open plan kitchen and living room again with high ceilings and deep skirtings. The kitchen area is fitted with a range of light coloured wall and base cupboards. There is a stainless steel double oven set into an oven housing unit and a very recently fitted five burner gas hob. There is a 1 ½ stainless steel sink and drainer and plenty of worksurface areas with splashback tiling. The hob has a filter and light over and there is space for a fridge freezer and plumbing and space for an automatic dishwasher. Recessed ceiling lights and ceramic tiled floor. The living room is again spacious and light with French doors and

side screens leading out onto the delightful garden. There is also a window to side and two remote controlled Velux skylights. Beautiful flooring with engineered oak. Ceiling light point and wall light points. Telephone point. There is a boiler cupboard housing the Worcester gas fired boiler providing heating and hot water. The master bedroom is a particularly good size and is to the front of the property, with large UPVC double glazed sash style windows, high ceilings, a picture rail and deep skirting boards making this an elegant room. A modern ensuite shower room with Mira electric shower to the shower cubicle, storage shelving, part tiled walls, low flush WC and wash handbasin all in white. There is a chrome ladder type heated towel rail, recessed ceiling lights and extractor. The guest bedroom is approached from the living room and has a window to the rear and a door to its own ensuite bathroom which is a modern three-piece suite in white comprising W.C., wash hand basin, panelled bath with grab handles and shower attachment with shower screen. Three of the walls are tiled and there is a ladder type heated towel rail. Of further note in the guest bedroom and in the guest ensuite, there is access to 2 separate storage loft areas with fitted drop down ladders, which are very handy in a ground floor apartment.

Approached from a private road to the rear of the property, is the parking space and pedestrian access onto the delightful courtyard garden. Partly walled, having a raised bed and paved terrace with outside lighting. This property has masses of appeal and I would encourage any potential buyer to view in order to appreciate the accommodation and situation.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

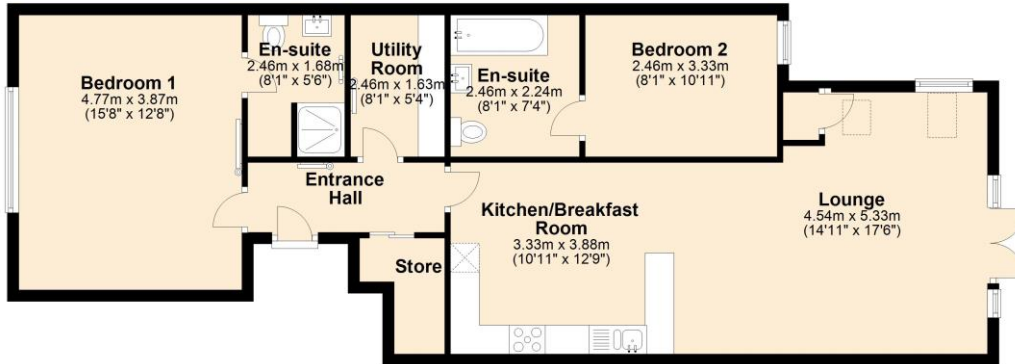
**POSTCODE: TQ6 9SA**

**LEASE: A new - 999 year lease upon completion.**

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



**Ground Floor**  
Approx. 84.5 sq. metres (910.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.5 sq. feet)

**First Floor**

Approx. 13.7 sq. metres (147.5 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
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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