



156 Victoria Road, Dartmouth, Devon, TQ6 9EG

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









A pretty period home situated in a lovely south facing elevated position with lovely views across the town to the River Dart beyond.

This charming property has been a much loved second home for many years and has three bedrooms, a garden and parking.

The property is well maintained and presented throughout, and is within walking distance of the heart of the town and all its amenities, and the River Dart.

Approached from Cistern Meadows, the accommodation is arranged over two floors comprising of a welcoming entrance hall, a well fitted and equipped galley style kitchen with a comprehensive range of wall and base units and a back door out to the rear garden. The main living space is open plan with a dining room and a sitting room with a bay window and a feature fireplace. On the first floor there are three good sized bedrooms and a family bathroom.

Outside, to the front of the house is a delightful and colourful front garden bursting with mature planting and with a pretty paved terrace, a wonderful spot to sit and enjoy the gorgeous views from. To the rear is a terraced garden with useful pedestrian access on to Victoria Road. Across the lane is the parking space.

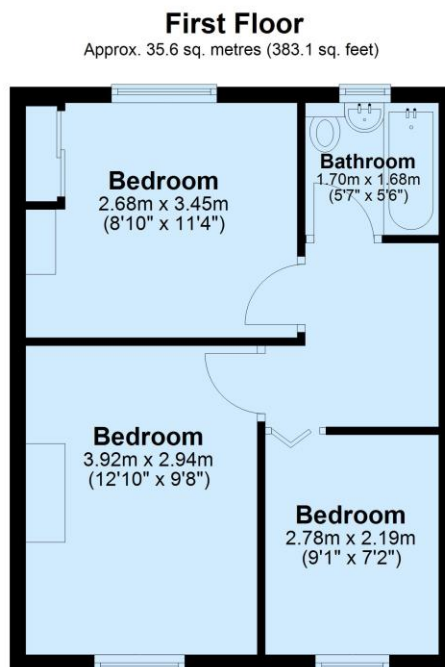
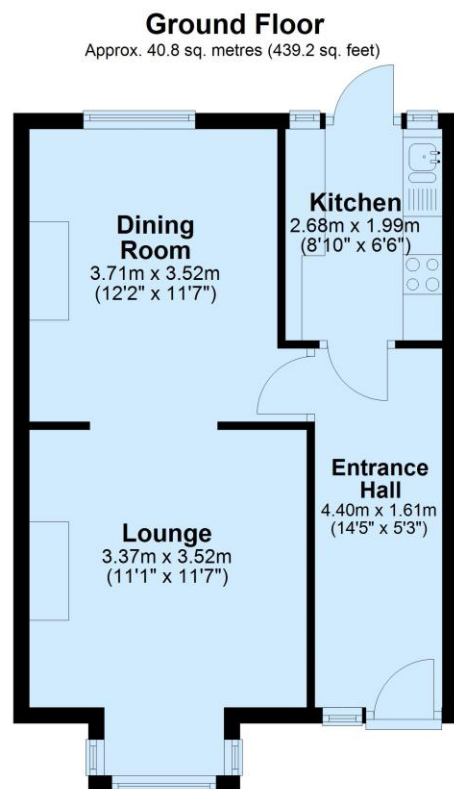
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

#### KEY FEATURES

- Well Presented Period Home
- Parking
- Pretty Paved Terrace & Rear Terraced Garden
- 3 Bedrooms
- 2 Reception Rooms
- Galley Style Kitchen
- Pretty Views Across The Town & River Dart Beyond
- Re-Roofed During 2024
- Mains Electricity Gas Water & Drainage
- Gas Fired Central Heating

BEDS 3 | BATHS 1 | RECEPTS 2 | EPC D | COUNCIL TAX Band C | TENURE Freehold

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Total area: approx. 76.4 sq. metres (822.4 sq. feet)



#### DIRECTIONS

From the Dartmouth office proceed along Fairfax Place, past the boat float and turn left in to Duke Street. Continue on to Victoria Road and Cistern Meadow is before the sharp bend half way up. Proceed past the garages on the left and the property is towards the end on the on the right hand side

#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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