



7 Victoria Heights, Dartmouth, Devon, TQ6 9SP

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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A well presented modern townhouse in a quiet sought after private road with views across the valley.

Victoria Heights is a private road set in an elevated position with far reaching views over the town and Kingswear beyond within a 10 minute walk of the town centre and River Dart.

This is a spacious, semi detached townhouse with accommodation arranged over three floors, which is well presented throughout. The ground floor comprises of the integral garage, two bedrooms, a shower room and a most useful utility room. The main living spaces are on the first floor comprising of a light and spacious sitting room with balcony providing lovely views, a home office and the open plan kitchen/dining room which has patio doors leading to the rear garden. On the second floor there are two further double bedrooms and a bathroom.

Outside there is a terraced garden to the rear with mature planting and a large gravelled sitting out area. To the front is a parking bay leading to the integral garage.

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

- Modern Semi Detached Town House
- Quiet Elevated Position Within A 10 Minute Walk Of The Town Centre
- 4 Bedrooms, 2 Bathrooms
- Sitting Room With Balcony Off
- Open Plan Kitchen/Dining Room
- Garage & Parking
- Terraced Rear Garden
- Mains Electricity, Gas, Water And Drainage
- Gas Fired Central Heating

BEDS 4 | BATHS 2 | RECEPTS 1 | EPC C | COUNCIL TAX Band E | TENURE Freehold

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Total area: approx. 147.2 sq. metres (1584.1 sq. feet)



DIRECTIONS

From the Dartmouth office turn right towards The Quay, turn left into Duke Street which in turn becomes Victoria Road. Turn left into Victoria Heights just before the road turns sharply round to the right. The property will be found after a short distance on the right.

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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