

7 Victoria Heights, Dartmouth, Devon, TQ6 9SP

SOUTH HAMS' LEADING ESTATE AGENT















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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

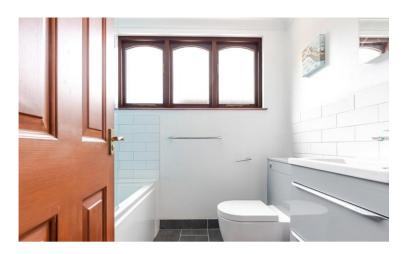
BEDS 4 | BATHS 2 | RECEPS 1 | EPC C | COUNCIL TAX Band E | TENURE Freehold

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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.

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