



243 Victoria Road



Totnes 12.0 miles Plymouth 31.0 miles
Exeter 42.7 miles

A beautifully presented and deceptively spacious three-bedroom end terrace family home with elevated views across Dartmouth, landscaped gardens and versatile accommodation arranged over three floors.

- Elevated position with views across Dartmouth
- Stylish open-plan kitchen/dining room
- Comfortable sitting room with bay window and fireplace
- Principal bedroom suite with walk-in wardrobe and en suite
- Two further bedrooms and family bathroom
- Landscaped rear gardens with decked entertaining terrace
- Driveway parking for 2 vehicles
- Freehold
- Council tax band: C

Guide Price £420,000

SITUATION

Victoria Road is conveniently positioned within easy reach of the heart of historic Dartmouth, renowned for its picturesque waterfront, independent shops, cafés and restaurants. The property enjoys an elevated setting with attractive views across the surrounding rooftops towards the town and countryside beyond. Dartmouth is famed for its rich maritime heritage and vibrant community, whilst the surrounding South Hams coastline offers an abundance of scenic coastal walks, beaches and sailing opportunities.

DESCRIPTION

Enjoying an elevated position with far-reaching views across Dartmouth, this stylish and thoughtfully improved home offers bright, versatile accommodation arranged over three floors, perfectly suited to modern family living. The property combines contemporary finishes with character feature fireplaces creating welcoming atmosphere, with particular highlights including the open-plan kitchen/dining room, landscaped gardens and impressive principal bedroom suite occupying the top floor.

The interiors are beautifully presented throughout, with a soft neutral palette complemented by character touches including exposed floorboards, bay windows and a feature fireplace. Large windows allow excellent natural light, whilst the rear garden and terraced seating areas provide an ideal space for outdoor entertaining and relaxation.

ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the first floor. To the front of the property is a bay fronted sitting room with feature fireplace. To the rear, the kitchen/dining room forms the heart of the home, fitted with a range of modern wall and base units with Belfast sink, integrated appliances; dish washer, double oven and ample space for dining and entertaining, useful built in cupboards either side of the chimney breast. Doors lead directly out to the rear garden. A useful storeroom provides excellent additional storage and utility space.

On the first floor are two well-proportioned double bedrooms together with a family bathroom fitted with a bath, wash basin and WC. Also on this floor is a useful office, ideal for home working.

Occupying the second floor is the principal bedroom suite, enjoying elevated views across the surrounding area and benefiting from a walk-in wardrobe and built in cupboards together with an en suite shower room.

OUTSIDE

The property is approached from Victoria Road via a private driveway providing off-road parking. Steps rise to the entrance and there is access to a useful external store links through to the rear gardens.

To the front, the property enjoys an attractive elevated position with views across the surrounding area. To the rear, the gardens have been thoughtfully landscaped to create a wonderful outdoor space for both relaxation and entertaining. A decked seating terrace adjoins the property, ideal for al fresco dining, leading onto an area of lawn bordered by fencing and mature planting. The garden continues to a further raised seating area enjoying delightful rooftop and countryside views towards Dartmouth.

AGENTS NOTE

Covenant that the property has to be used as main residence. It does not have a Devon Rule covenant.

SERVICES

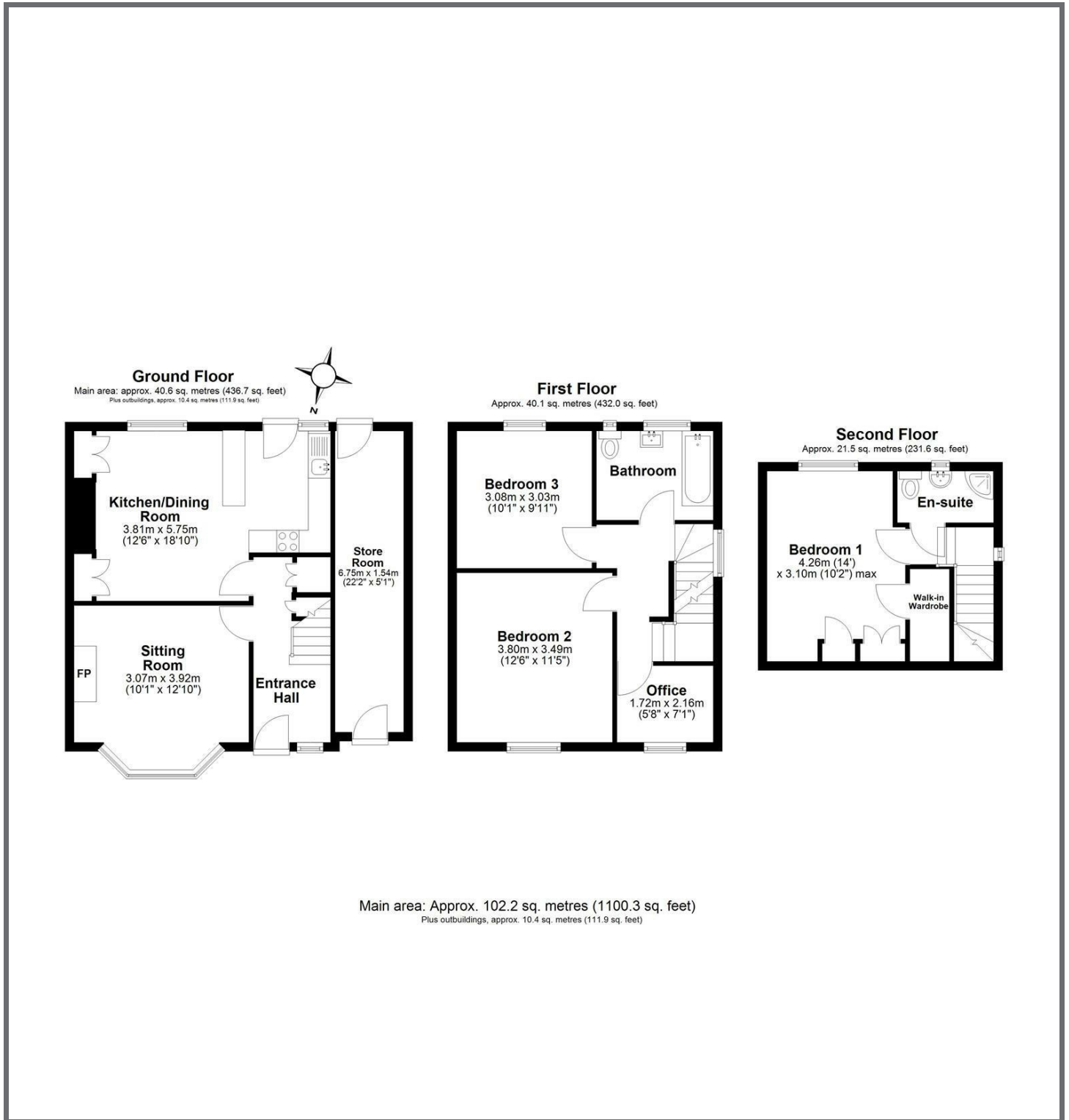
Mains water, drainage and electricity. Gas fired central heating.
Connected to Fibre broadband.

DIRECTIONS

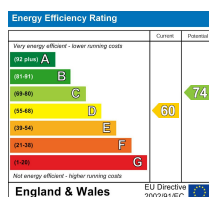
From the centre of Dartmouth proceed up Victoria Road, continuing uphill past the town centre amenities. The property will be found on the left-hand side, identified by a Stags for sale board.

What3words:
<https://w3w.co/jingles.incur.petted>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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