



180 Victoria Road, Dartmouth, Devon, TQ6 9EL

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









## 180 Victoria Road, Dartmouth, Devon, TQ6 9EL

A well presented 4 storey town house situated in an elevated position with pretty views across the valley and towards the town and the marina.

The property has been renovated over recent years, and is currently a successful holiday let.

Accessed from Victoria Road, the lower ground floor comprises of the well fitted and equipped kitchen / dining room with a door out to the large decked sun terrace with access to a lower garden, a cloakroom and useful utility room. The sitting room is on the ground floor with a large bay window and fully functional wood burning stove and there is an entrance hall and bedroom 4. On the first floor there are three further bedrooms and a family bathroom and on the second floor is the master bedroom with an en suite shower room and a dressing room.

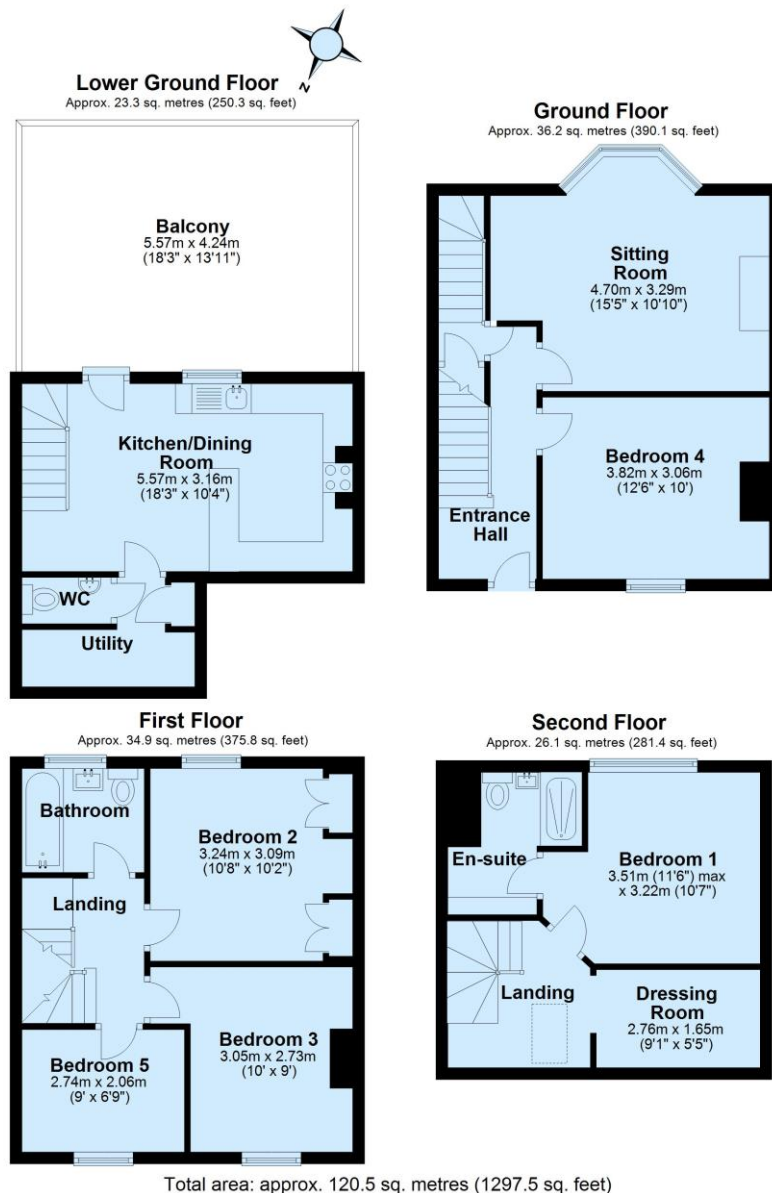
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of 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

- Period Terraced Home
- 5 Bedrooms
- 1 En Suite
- Guest Cloakroom
- Elevated Position Overlooking The Town Towards The Marina
- Within Walking Distance Of The Town Centre
- Well Presented Throughout
- Wonderful South Facing Sun Deck Enjoying Gorgeous Views
- Mains Electricity, Gas, Water And Drainage
- Gas Fired Central Heating

BEDS 5 | BATHS 2 | RECEPTS 2 | EPC Rating D | COUNCIL TAX N/A | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190  
 dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk



### DIRECTIONS

From the Dartmouth Office proceed back towards the boat float and turn left in to Duke Street. Continue on to Victoria Road. The property will be found after the right hand bend 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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