



**77 Victoria Road, Dartmouth, Devon,
TQ6 9RX**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





77 Victoria Road, Dartmouth, Devon, TQ6 9RX

A substantial Grade II Listed terraced home in an enviable level position within a short gentle walk of the town centre amenities and the River Dart.

This property has been a much loved family home for many years, and benefits from spacious living accommodation over three floors with some period features, and a small courtyard garden to the rear.

To the front of the house is a small paved terrace which leads to the front porch. On the ground floor there is an entrance hall, the sitting room with feature fireplace and glazed double doors through to the dining room where there is another feature fireplace and double doors leading out to the rear courtyard; there is a fitted kitchen with a range of wall and base cupboards and back door to the courtyard.

On the first floor there are two double bedrooms, both with en-suites and a family bathroom and there are a further three bedrooms and a separate W.C with a shower room on the second floor.

To the rear of the house is a courtyard garden.

There is a garage located nearby available by separate negotiation

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

- Substantial Grade II Listed Terraced House
- 5 Bedrooms
- 4 Bathrooms
- 2 Lovely Good Sized Reception Rooms
- Central Level Position
- Short Walk Of The Town Centre & River Dart
- Rear Courtyard Garden
- Mains Electricity, Gas, Water & Drainage
- Gas Fired Central Heating

BEDS 5 | BATHS 4 | RECEPTS 2 | EPC E | COUNCIL TAX E | TENURE Freehold

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Total area: approx. 150.8 sq. metres (1623.1 sq. feet)



DIRECTIONS

From the Dartmouth office turn right in to Fairfax Place and continue past the Boat Float on your right hand side. Turn left in to Duke Street and continue along the level for a short way, and 77 Victoria Road is before the road begins to climb on the left 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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