




STAGS
For Sale
11111 11111



Victoria Cottage,
35 Lake Street

Victoria Cottage, 35 Lake Street, Dartmouth, TQ6 9DS

A charming two bedroom terraced cottage in a central position in the heart of Dartmouth.

Totnes 13.9 miles Kingsbridge 13.8 miles A38 19.3

- Central location
- Close to town amenities
- Two double bedrooms
- Open plan kitchen/living area
- Double glazing throughout
- NO CHAIN

Guide price £199,950



SITUATION

Known as the jewel of the South Hams, the pretty waterside town of Dartmouth is a popular boating centre boasting a world famous regatta. Steeped in history and known for its naval college, it enjoys narrow streets and cobbled lanes hosting an abundance of chic boutiques and galleries, not to mention its array of gourmet restaurants, delicatessens, pubs and street side cafes. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and Devon benefits from a comprehensive rail network and road links to the M5 motorway giving easy access to the rest of the UK and Europe.

DESCRIPTION

Victoria Cottage, 35 Lake Street is a terraced cottage situated within a short level walk from the amenities of Dartmouth town centre and waterfront. With well-proportioned accommodation over 3 floors, there is an open plan kitchen/living room, 2 bedrooms and a bathroom. The property benefits from double glazing and a gas central heating system. In a popular location in Dartmouth, this property is ideal for holiday income potential or as a buy to let investment.

ACCOMMODATION

Steps lead up to the entrance door of 35 Lake Street which opens up into the open plan living area and kitchen. The fitted kitchen includes a range of wall and base units with good room for storage and built-in appliances including a Lamona oven and ceramic hob, extractor fan, Lamona washing machine, Lamona refrigerator.

To the first floor is a double bedroom with a double glazed window to the front aspect. The bathroom is a white suite comprising of a panelled bath with shower over, a wash hand basin and low level wc.

On the top floor is the dual aspect master bedroom. Double glazed window looks out to the front of the property and two Velux windows are to the rear.

OUTSIDE

To the front of the property is a small outside area.

SERVICES

It is understood that all mains services connected.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE
Tel: 01803 861234

DIRECTIONS

After leaving Stags office (on foot), proceed left along Duke Street and continue straight on towards Victoria Road. Having passed Foss Street on your right, Lake Street will be the next turning on your left. After a short distance the property will be seen on the left hand side.

DARTMOUTH OFFICE

We are situated in the heart of Dartmouth near the Royal Castle Hotel and adjacent to the historical Butterwalk building on Duke Street. Benefitting from a dedicated sales and lettings department, the friendly team of Scott, Lyn, Gerry, Emily and Jane have been repeatedly commended for their dedication to customer service and professionalism.

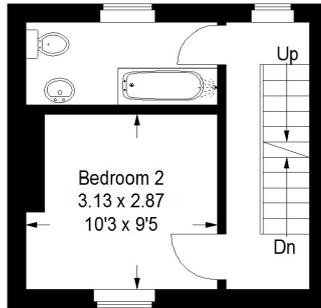
Call the residential department on 01803 835336 or lettings on 01803 833681 to arrange a market appraisal, to book a viewing or for further information on the services we offer throughout our 21 offices.

Large photo displays nearby Boat Float.

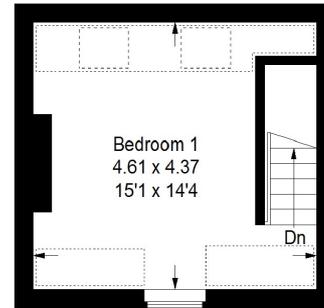
Approximate Gross Internal Area
(Including Reduced Headroom)
60.2 sq m / 648 sq ft



Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 359526)



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These particulars are a guide only and should not be relied on for any purpose

