



233 Victoria Road

233, Victoria Road, Dartmouth, Devon TQ6 9EQ



Totnes 12 miles | Plymouth 31 miles |
Exeter 42 miles

An updated Dartmouth home with flexible accommodation over three floors, off-street parking and a terraced garden, enjoying an elevated outlook within reach of the town and waterfront

- Elevated Dartmouth setting
- Views towards countryside and waterfront
- Modernised throughout
- New roof and external cladding
- Sociable kitchen/dining room
- Flexible study or fourth bedroom
- Terraced garden with seating areas
- One off-street parking space
- Freehold
- Council tax band C

Guide Price £400,000

SITUATION

Set on Victoria Road above Dartmouth's historic centre, the property enjoys views across the surrounding rooftops towards the countryside and River Dart. Dartmouth offers an excellent choice of independent shops, cafés, restaurants and galleries, together with schools and the many pleasures of its waterfront. Sailing and other watersports on the River Dart, coastal walks and nearby beaches add to its year-round appeal.

The A3122 links the town with Totnes and the wider road network; Totnes, about 12 miles away, has a mainline railway station and further amenities.

DESCRIPTION

There is an easy rhythm to life here: mornings overlooking the hills, afternoons by the river and evenings spent in the garden or Dartmouth's lively centre. This appealing home combines the character of its traditional frontage with bright, updated interiors and a practical arrangement over three floors.

The property has been modernised throughout, including a new roof and external cladding, while its elevated position brings an open outlook from the upper accommodation. A generous kitchen/dining room gives the house a sociable heart, and the separate sitting room offers somewhere to retreat. With three principal bedrooms and a smaller study or fourth bedroom, the layout can adapt to family life, guests or home working.

ACCOMMODATION

Steps rise from the front of the property to the entrance hall, where the staircase leads to the upper floors. To one side is the sitting room, a comfortable space with a bay window to the front. Across the hall, the kitchen/dining room provides space for a table alongside fitted units and work surfaces, with a feature fireplace with a stove. Beyond the kitchen is a utility room with additional facilities and a door to the rear garden, together with a ground-floor shower room.

On the first floor are two double bedrooms,

one with fitted storage, a smaller room suited to a study or fourth bedroom, and a family bathroom with a bath and separate shower. The larger front bedroom enjoys a bay window, while the rear bedroom looks towards the garden and hillside. A further staircase leads to the spacious principal bedroom on the second floor, where the windows frame an attractive outlook towards the surrounding countryside.

OUTSIDE

A single off-street parking space sits to the front of the house, with steps leading up to the entrance. On-road parking is also available on Victoria Road, subject to availability and any local restrictions.

To the rear, the garden rises in terraces, bringing together a lawn, planted beds, gravelled areas and places to sit and enjoy the outlook over Dartmouth's rooftops and the countryside and waterfront beyond. The different levels offer space for both gardening and outdoor dining.

The seller's have noted a deeded, step-free route to the rear garden across the neighbouring property at No. 235, via its drive and connecting gates.

SERVICES

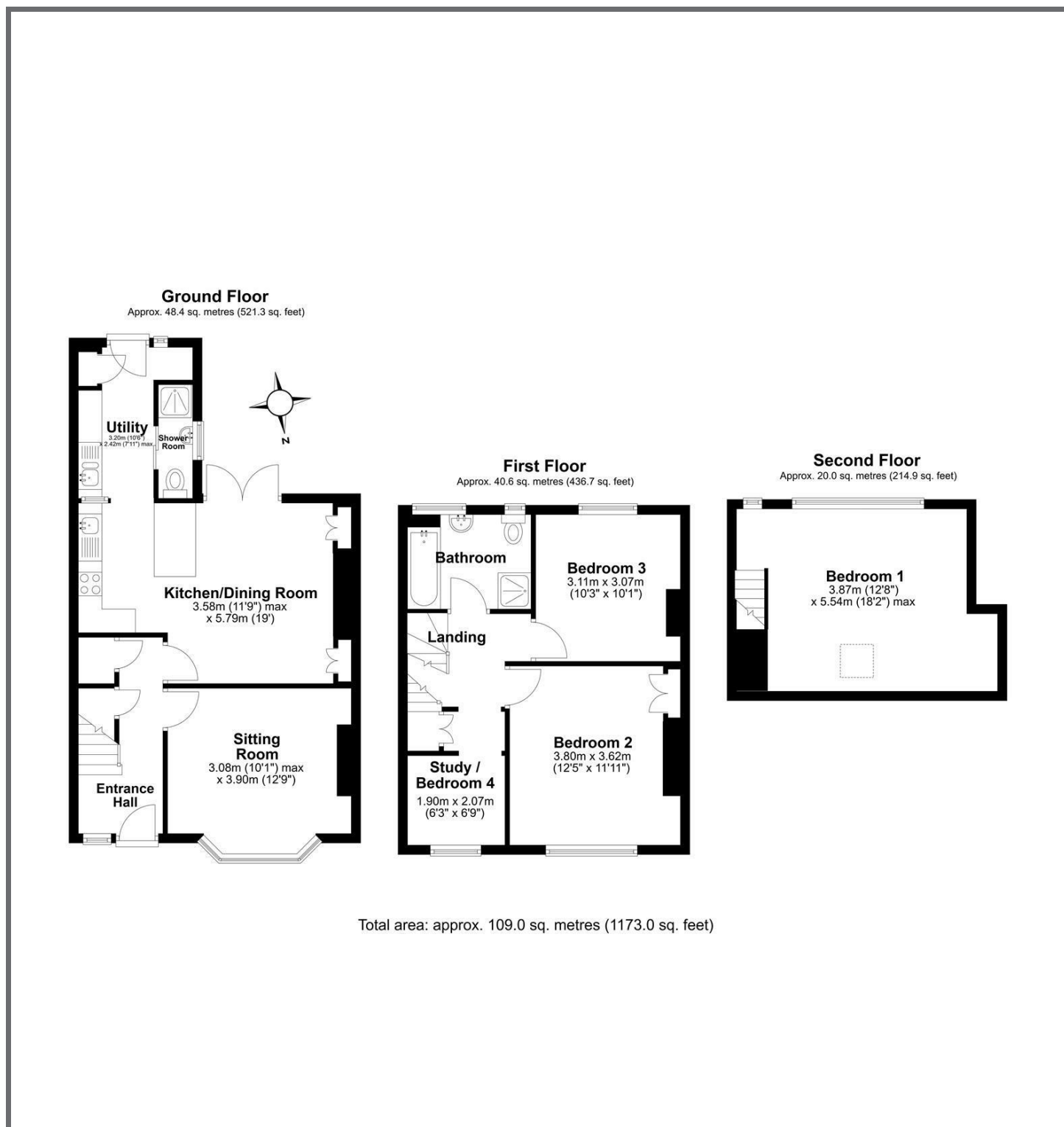
Mains water (metered), drainage, electricity and gas are connected. Gas central heating is provided by a boiler installed circa 2022, with radiators throughout.

According to the Ofcom results supplied, broadband availability is up to 16 Mbps basic, 43 Mbps superfast and 1,800 Mbps ultrafast. Predicted mobile coverage is okay with EE and Vodafone, good with Three and outstanding with O2.

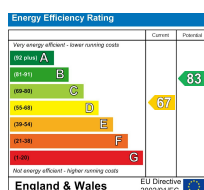
DIRECTIONS

From Totnes, follow the A381 towards Dartmouth and join the A3122. Continue into the town via Townstal Road, then follow Victoria Road to No. 233, which is approached from the road by steps.





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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk