



VICTORIA ROAD, DARTMOUTH  
£825,000 FREEHOLD

# AN ABSOLUTELY STUNNING CHARACTER TOWN HOUSE FULLY REFURBISHED TO AN EXTREMELY HIGH STANDARD

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**SUMMARY:** AN ABSOLUTELY STUNNING CHARACTER TOWN HOUSE FULLY REFURBISHED TO AN EXTREMELY HIGH STANDARD, INCORPORATING THE LATEST TECHNOLOGY, WITH THE CONVENIENCE OF TWO PARKING SPACES, A SHORT LEVEL WALK TO THE TOWN CENTRE.

**DIRECTIONS:** From the office on foot, turn right into Victoria Road. Continue up Victoria Road for approximately 150 yards and the property will be found on the right hand side.

**DESCRIPTION:** 18 Victoria Road is a beautifully presented, fully refurbished and extended character townhouse within a short walk to the town centre and River Dart. Having undergone extensive refurbishment, with outstanding attention to detail and quality of finish, this four bedroom townhouse comprises a full-length open plan living dining area and a well fitted kitchen. There are four double bedrooms of which two have ensuite shower rooms, a contemporary family bathroom, and ample storage cupboards. Large bifold doors lead from the kitchen to a sunny, generous courtyard at the rear, making this the perfect dining and entertaining space. Block paving at the front provides two much sought after parking spaces together with an electric car charging point. This property offers a superb package to any buyer looking for all the low maintenance convenience of a turnkey property and the practicalities of a full-time residence

#### THE ACCOMMODATION COMPRISES:

An elegant composite double glazed front door with a Google NEST entry system opens into the grand entrance hallway with high ceilings and ornate coving. Two large storage cupboards provide ample storage for coats, shoes, and outdoor activities paraphernalia. There is also a cloakroom, beautifully tiled in keeping with the property's character but with a contemporary feel.

The ground floor is open plan having been extended to provide a magnificent living area including a large double glazed sash window fitted with full height internal shutters; a log burner mounted on a slate hearth; a feature fireplace with LED underlit shelving; and a spacious dining area brightly lit through a glass roof lantern and three pane bi-fold doors. Ceiling mounted Bosch speakers allow music to be streamed via Bluetooth from different devices.

The modern dusky blue Shaker style kitchen comprises floor and wall units which include an integrated pull-out larder; 'Lamona' fridge freezer, dishwasher, washing machine and under mounted stainless-steel sink; Neff microwave, Pyrolytic multi oven and induction hob. Finished with contrasting white Carrara Unistone Quartz worktops and allowing a small breakfast bar. There is an additional large useful storage cupboard at the end.

Engineered oak flooring runs throughout the ground floor along with underfloor heating which can be controlled in house or via a mobile phone app.

**FIRST FLOOR:** - Family Bathroom: a beautiful freestanding double ended bath with elegant textured tile feature wall behind; a double shower cubicle with rainfall showerhead; toilet; wall hung sink with vanity unit and illuminated mirror; towel rail and underfloor heating. Storage cupboard: Housing an Ideal gas boiler which provides hot water for the heating and domestic hot water and a Gledhill hot water cylinder.

Principal Bedroom: With high ceilings and a large double glazed sash window overlooking the front, fitted with internal full height shutters; LED downlighters and cast-iron style radiator.

Generous ensuite shower room comprising double shower cubicle with mains supplied shower, toilet and sink with vanity unit and illuminated mirror.

Bedroom 2: High ceilings and LED downlighters; sash double glazed window with full height internal shutters; overlooking the rear courtyard.

**SECOND FLOOR:** - Airing cupboard: With door operated LED lighting.

Bedroom 3: Exposed roof structure provides a character feel in the loft bedroom with tall ceilings and a dormer window overlooking the front fitted with full height shutters: Velux windows provide more light; and a cast-iron style radiator. Ensuite shower room comprising double shower cubicle with mains supplied shower, toilet and sink with vanity unit and illuminated mirror. Velux window.

Bedroom 4: Exposed roof structure; a dormer window overlooking the rear with two further Velux windows; LED downlighters and cast-iron style radiator.

**OUTSIDE:** - The front is laid with block paving and provides parking for two large vehicles, and with an increase in the popularity of electric vehicles, there is also the provision of an electric vehicle charging point that can be controlled via a mobile phone app. The property has been repainted externally and fitted with attractive 'Lindab' galvanised rainwater goods.

The generous rear courtyard is an ideal setting to entertain. Enclosed by stone wall and closeboard fencing, with trellis above.

**COUNCIL TAX BAND:** C

**EPC RATING:** C

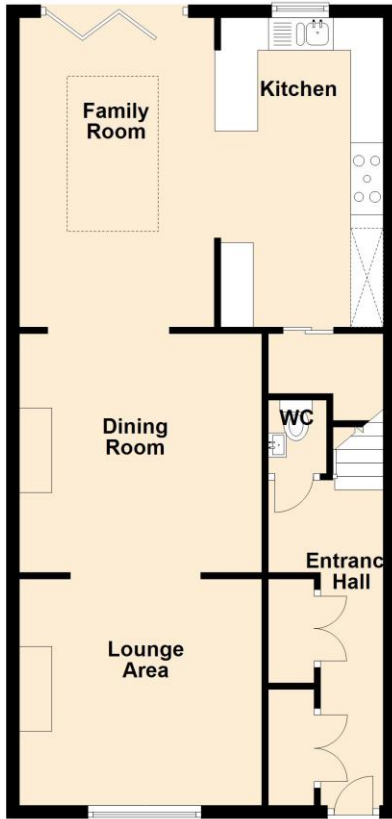
**POSTCODE:** TQ6 9SA





### Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



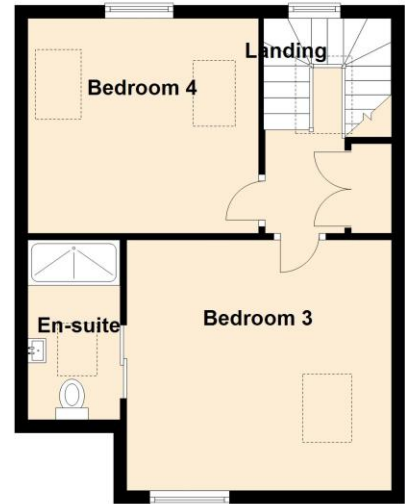
### First Floor

Approx. 50.1 sq. metres (539.0 sq. feet)



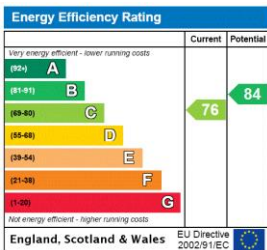
### Second Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 156.5 sq. metres (1684.4 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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