



Crew House



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121 Victoria Road, Dartmouth, TQ6 9DY

Ideally situated less than half a mile from the river, this attractive Victorian cottage offers versatile accommodation and a south facing decked area for alfresco dining.

- Sunny aspect decking
- Versatile attic room
- Close to all amenities
- Two reception rooms
- Two double bedrooms
- No onward chain

Guide Price £300,000

SITUATION

Dartmouth is not your average sleepy coastal town, it buzzes with culture, art, gastronomic offerings and a lively boating community. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history with unique architecture.

Dartmouth appeals due to the variety of recreational activities available along its embankment. The dynamic range of independent shops, galleries and eateries all combine to offer a lovely quality of life.

DESCRIPTION

This attractive Victorian cottage would make an ideal holiday home or private residence. There are plenty of ornate character features and the house also benefits from a modern bathroom, fitted kitchen, gas central heating and double glazing. In addition to the two reception rooms and two double bedrooms there is a very useful attic room (currently used as a snug) with a south facing skylight window. The sunny rear decking and the close proximity to the River Dart add to the attraction of this lovely house.



ACCOMMODATION

A gate opens to a front path, leading up to the arch glazed wooden front door. The entrance porch has an ornate tiled floor with a further door opening to the reception hall with wooden floor and banisters to the stair case. Most of the doors are also in an attractive natural wood.

The lounge has a lovely large bay window fitted with shutter blinds to the front which allows an abundance of natural light to pour in. The dining room can be found through a double width open-doorway from the living room and features a character fireplace with log burner inset.

The kitchen benefits from integrated appliances, and a door to rear courtyard which allows access to the utility/storage room with plumbing for washing machine and space for freezer. Upstairs there are two double bedrooms and a family bathroom, equipped with wall mounted shower, basin and WC. From the landing a set of wooden steps lead to a very useful attic room (currently used as a snug / occasional guest room) with south facing skylight window overlooking the rolling green hills to the rear.

OUTSIDE

There is a small terraced front garden plus further outside space to the rear consisting of a south facing decked area which is ideal for alfresco dining or just relaxing. There is additionally, a small courtyard to the rear with an outside toilet and utility / storage room plus a gate providing rear access to the property.

SERVICES

Mains electricity, drainage and water. Gas central heating.

TENURE

Freehold

LOCAL AUTHORITY

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

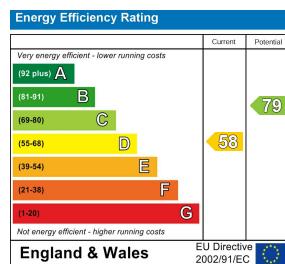
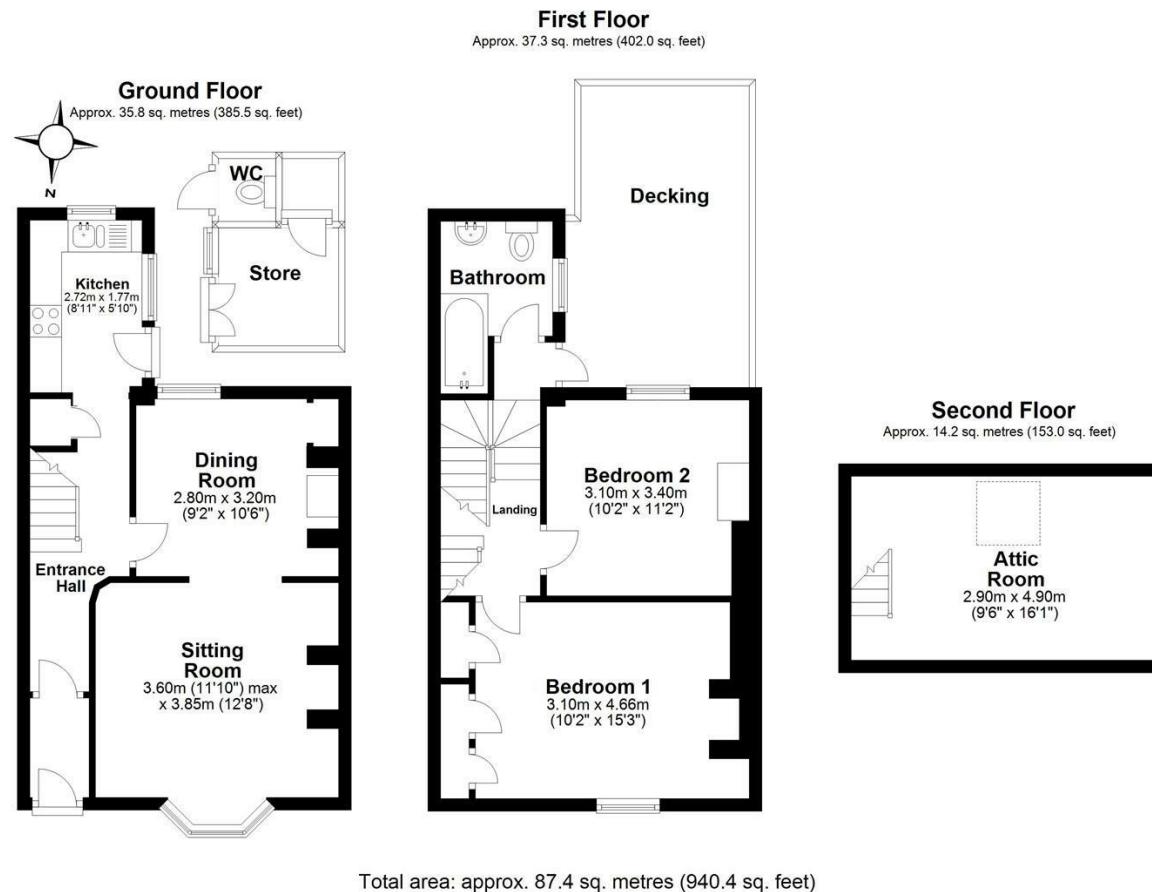
DIRECTIONS

From our office on Duke Street turn left and proceed up Victoria Road passing the bowling green and Vicarage Hill on your right. Continue up the road, past Ford Valley and Crew House can be found on the left of the road, along the terrace of houses.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Dartmouth office. Tel: 01803 835336.





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