



239 Victoria Road
Dartmouth
Price £350,000

Freeborns
ESTATE AGENTS

A beautifully presented three-bedroom family home offering a superb blend of character features and modern living spaces. Situated in Dartmouth, this property boasts a spacious open-plan feel on the ground floor, a modern kitchen, a convenient downstairs shower room, a block-paved off-road parking space to the front, and an impressive tiered garden to the rear with multiple seating areas and a summerhouse.



239 Victoria Road, Dartmouth, TQ6 9EQ

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

Ground Floor:

Entrance Hallway Welcoming entrance hall featuring exposed timber flooring, ceiling light, and a wall-mounted radiator. The space includes an under-stairs storage cupboard and an internal window looking through to the front porch.

Lounge:

A bright and inviting principal reception room with a large UPVC walk-in bay window to the front elevation. The room features beautifully exposed timber flooring, a cosy log burner set on a hearth, and a wall-mounted radiator.

Dining Room:

Positioned seamlessly between the lounge and kitchen, this area features striking black and white checkerboard flooring. It benefits from built-in storage shelving in the alcoves and two built-in cupboards, one of which houses a Glow-worm gas combination boiler.

Kitchen:

A well-appointed kitchen continuing the checkerboard flooring from the dining area. Fitted with a range of base units complimented by wooden worktops and a classic Belfast sink. The kitchen features an integrated washing machine and an integrated dishwasher, and includes a freestanding electric oven with a hob over. There is additional shelving, a breakfast bar area, and dedicated space for a large American-style fridge/freezer. UPVC windows look out to the rear garden, alongside an obscure-glazed UPVC door providing outside access.

Downstairs Shower Room:

A modern, well-equipped ground-floor shower room comprising a low-level WC, a wash hand basin with vanity storage beneath, and a shower cubicle fitted with twin shower heads. Finished with part-tiled walls, a chrome heated towel rail, and an extractor fan.

First Floor Landing:

Carpeted stairs rise to the first-floor landing, which provides access to all bedrooms, the family bathroom, and a loft access hatch.

Bedroom One:

A well-proportioned double bedroom featuring a UPVC window to the front elevation, complete with elegant plantation-style shutters. Carpeted flooring and a wall-mounted radiator.

Bedroom Two:

A second comfortable double bedroom with a UPVC window to the rear elevation, also fitted with plantation-style shutters, and carpeted flooring.

Bedroom Three:

A versatile single bedroom or potential home office, featuring a UPVC window to the front elevation and carpeted flooring.

Family Bathroom:

A bright family bathroom featuring a three-piece suite comprising a low-level WC, a pedestal wash hand basin, and a panel bath with a glass shower screen and shower over. The room benefits from two obscure UPVC windows to the rear, a radiator, and is stylishly finished with a mix of part-tiled walls and attractive wood panelling.

Outside:

Parking To the front of the property is a block-paved parking space providing convenient off-road parking.

Rear Garden:

To the rear of the property is a substantial, terraced garden. Concrete steps lead up from the back door to a generously sized decked sitting area, bordered by mature shrubs. Further block steps wind up through the garden to a mid-level patio area housing a small summerhouse. The steps continue to an additional upper decked terrace, offering a fantastic vantage point with views overlooking the River Dart, providing the perfect backdrop for outdoor entertaining or relaxing.

BUSINESS RATES

Current rateable value (1 April 2026 to present)
£3,900

LOCAL AUTHORITY

South Hams District Council

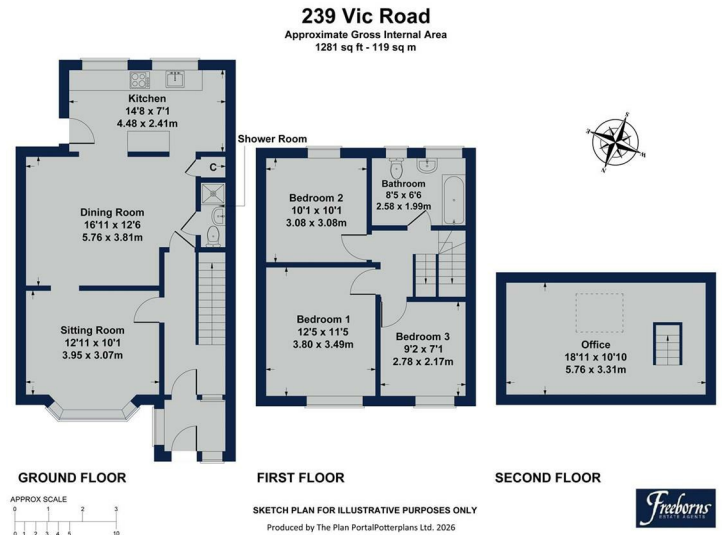
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TENURE

Freehold

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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