



**167 Victoria Road**  
Dartmouth  
Price £275,000

*Freeborns*  
ESTATE AGENTS

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Located a short walk from Dartmouth's town centre, this three-bedroom end-terraced home is well presented throughout and benefits from a well maintained garden with a seating area and a range of established shrubs.



# 167 Victoria Road, Dartmouth, TQ6 9EF

## THE ACCOMMODATION COMPRISSES: (ALL MEASUREMENTS APPROX)

### ENTRANCE HALL

Staircase to 1st floor, radiator, dado rail, wall mounted fuse box and electric metre, doors to;

### LOUNGE

Double glazed sash bay window to front aspect, fireplace with wood surround, alcove with built-in storage cupboard, picture rail, ceiling rose.

### DINING ROOM

Understairs storage cupboard, radiator with cover, built-in storage cupboard to alcove, half height wooden panelling to walls, light tunnel, glazed French doors to kitchen.

### KITCHEN

Window to side, stable door to side, range of base and wall mounted cupboards and drawer units, worksurface, inset single drainer stainless steel sink, space and plumbing for a dishwasher, space for a freestanding gas cooker, tiled splashbacks, tiled floor, extractor fan, space for a fridge freezer.

### UTILITY ROOM

Window to side, pedestal wash hand basin, close coupled WC, plumbing for a washing machine, polycarbonate roof, part tiled walls.

### FIRST FLOOR LANDING

Sash window to rear, staircase to second floor, dado rail, deep recessed storage cupboard, doors to;

### BEDROOM ONE

Sash windows to front aspect, door to understairs storage cupboard, built-in wardrobes, wall mounted electric radiator, picture rail.

### BEDROOM TWO

Window to rear, radiator.

### BATHROOM

White suite comprising a panelled bath with bath-shower mixer tap and shower over, pedestal wash hand basin, close coupled WC, wall mounted chrome heated towel rail, wall mounted extractor fan, fully tiled walls, tiled floor.

### SECOND FLOOR

Built-in storage cupboard, door to;

### BEDROOM THREE

Double glazed window to rear, built-in wardrobes, wall mounted electric radiator, access hatch to eves storage.

### REAR GARDEN

Patio area, step up \*\*\* seating area, range of established shrubs and plants, side access to front of property.

LOCAL AUTHORITY  
South Hams District Council

COUNCIL TAX BAND

Amount payable approx

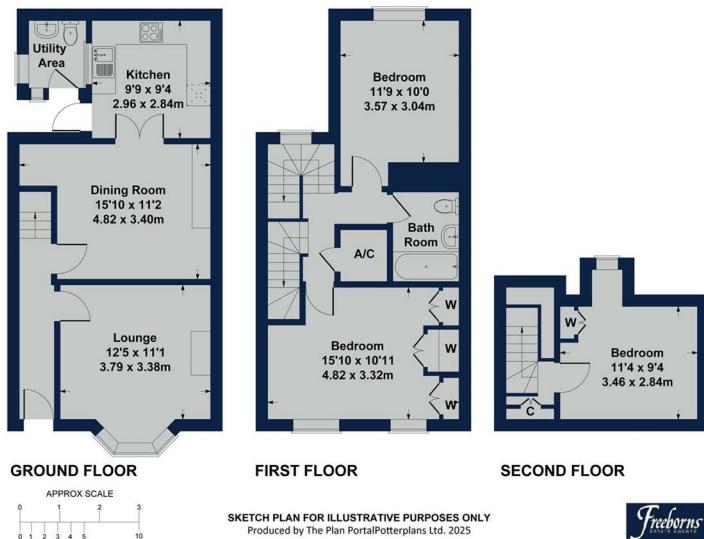
EPC:

### 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.

### 167 Victoria Road TQ6 9EF

Approximate Gross Internal Area  
1119 sq ft - 104 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2025

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