



**Flat 5, Victory House Higher Street**  
Dartmouth  
£825 Per month

*Freeborns*  
ESTATE AGENTS

A fully refurbished 2 bedroom apartment located in Dartmouth Town Centre, with glimpses of the River Dart.

Available December 1st.





# Flat 5, Victory House Higher Street, Dartmouth, TQ6 9RE

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### ENTRANCE HALL

Radiator, storage cupboard.

### BATHROOM

3 piece suite comprising of low level WC, panelled bath with shower over, hand wash basin set into vanity unit, chrome ladder style heated towel rail, cupboard housing the combination gas boiler, extractor fan, obscured uPVC double glazed window.

### KITCHEN

A range of modern shaker style kitchen units with wood effect worktops over, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with extractor fan over, separate integrated under counter fridge freezer, space and plumbing for washing machine, uPVC double glazed window to rear.

### BEDROOM ONE

Radiator, uPVC double glazed window to rear.

### LOUNGE

Radiator, decorative non working fireplace, uPVC double glazed window to front with rooftop River Dart views.

### BEDROOM TWO

Radiator, uPVC doubled glazed window.

### UTILITIES

Main gas, electric and water are connected.

### LOCAL AUTHORITY

South Hams District Council

### COUNCIL TAX BAND- A

Amount payable approx £1581 per Annum.

### EPC - D

### PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1

weeks rent and deposit of 5 weeks rent.

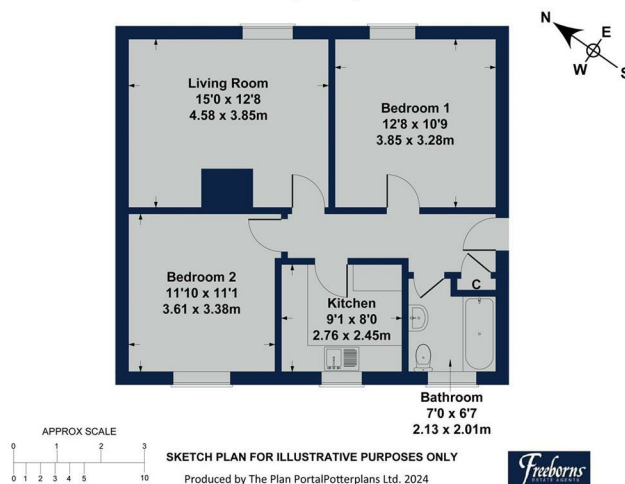
Please note this property is subject to a Main Residency Covenant.

### 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. 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.

## Flat 5, Victory House, Higher Street Dartmouth, TQ6 9RE

Approximate Gross Internal Area  
688 sq ft - 64 sq m



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