



**199a Victoria Road**  
Dartmouth  
Price £175,000

*Freeborns*  
ESTATE AGENTS

WE ARE ACTING IN THE SALE OF THE ABOVE PROPERTY AND HAVE RECEIVED AN OFFER OF £175,000 ON THE ABOVE PROPERTY.  
ANY INTERESTED PARTIES MUST SUBMIT ANY HIGHER OFFERS IN WRITING TO THE SELLING AGENT BEFORE EXCHANGE OF CONTRACTS TAKES PLACE.





# 199a Victoria Road, Dartmouth, Devon, TQ6 9EQ

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### GROUND FLOOR

#### LOUNGE

Built in cupboard, understairs cupboard, feature fireplace, radiator, walk in bay window to front with views over Dartmouth towards the River Dart.

#### KITCHEN

Base and eye level units with marble effect worktop over, oven with hob, sink and drainer, cupboard housing the combination gas boiler, radiator, 2 x windows and patio doors to rear.

### STAIRS RISE TO

### FIRST FLOOR

#### BEDROOM 1

Built in wardrobe, radiator, 2 x windows to front with town, countryside and River Dart views.

#### BEDROOM 2

Built in storage cupboard, radiator, window to rear overlooking the garden.

#### BATHROOM

White 3 piece suite comprising of low level WC, pedestal wash hand basin, paneled bath with shower over, radiator, partially obscured window to rear.

### OUTSIDE

To the rear of the property is a good sized sloping garden.

### PLANNING PERMISSION

Previously, planning was granted for a 2 storey extension along with new garage and parking space.

Application Number: 0108/18/HHO

### EPC: E

### COUNCIL TAX BAND C

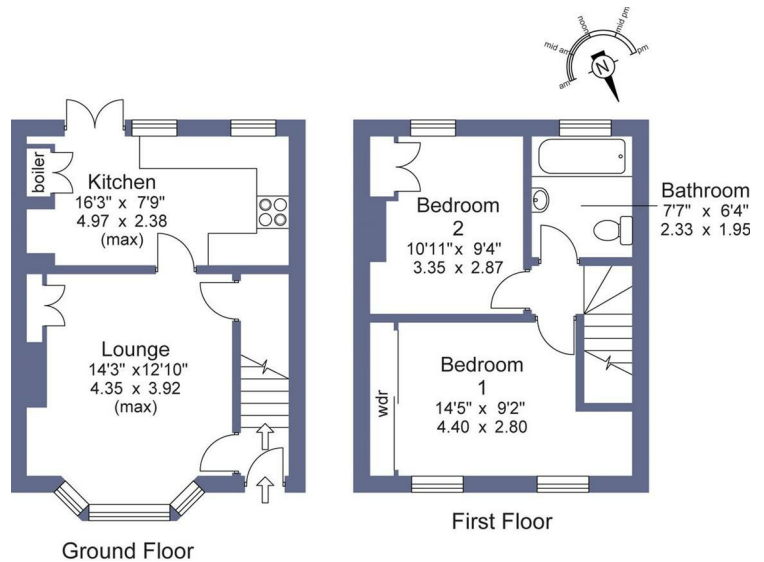
Amount payable approx £1492 per annum

### LOCAL AUTHORITY

South Hams District Council

### 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.



For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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