



**1 Victoria Road**  
Dartmouth  
£825 Per month

*Freeborns*  
ESTATE AGENTS

A well presented two bedroom flat located in the heart of Dartmouth's town centre.

AVAILABLE IMMEDIATELY.





# Flat 5, 1 Victoria Road, Dartmouth, TQ6 9ER

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE HALL

Radiator, staircase to first floor, understairs storage cupboard with plumbing for a washing machine, wall mounted fuse box, solid wood flooring, recessed ceiling, downlights, doors to;

## SITTING ROOM

Sash window to side, radiator, ornate cast iron fireplace with wooden surround and marble hearth, solid wood flooring, recessed ceiling downlights.

## KITCHEN/DINER

Sash window to side, range of base kitchen cupboard and drawer units, solid wood worksurface, inset 1 1/2 bowl single drainer stainless steel sink with mixer tap, inset stainless steel four ring gas hob, built-in stainless steel oven under, space for undercounter fridge, tiled splashbacks, wall mounted 'Worcester' gas gas boiler, radiator, extractor fan, solid wood flooring, recessed ceiling downlights, door to bedroom.

## BEDROOM 2

Original sash window to front with double glazed window, radiator, recessed storage cupboard, solid wood flooring, recessed ceiling downlights. Double width shower enclosure with wash hand basin and hidden cistern WC.

## FIRST FLOOR LANDING

Velux window to side, solid wood flooring, doors to;

## BEDROOM 1

Double glazed window to front, radiator, eves storage heater, solid wood flooring, recessed ceiling downlights.

## BATHROOM

Velux window to side, sunken panelled bath, pedestal wash hand basin, close coupled WC, radiator, airing cupboard with radiator, solid wood flooring, extractor fan, recessed ceiling downlights.

## LOCAL AUTHORITY

South Hams District Council

## COUNCIL TAX BAND: A

**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.

## 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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