



VICTORIA ROAD, DARTMOUTH
£199,950 LEASEHOLD

**LEVEL TOWN CENTRE LOCKUP AND LEAVE WITH
COURTYARD AND A PARKING SPACE!**

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk

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DIRECTIONS: From Dartmouth's Market Square turn right into Victoria Road. 45a Victoria Road is approximately 100yards along on your left.

DESCRIPTION: No chain ahead! A terrific ground floor apartment only minutes from the river and the wonderful amenities of Dartmouth. Sunny private courtyard and that elusive car park.

- - Carpark
- - Private sunny courtyard
- - 1 bedroom
- - 5 mins walk to river and gardens
- - On the level

POSTCODE: TQ6 9RT

EPC RATING: C

COUNCIL TAX BAND: A

SERVICES - All mains services are connected.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	74	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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45A Victoria Road

Approximate Gross Internal Area
452 sq ft - 42 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 950 year and 11 months

Service Charge: £1068.62 per annum

Ground Rent: £ 20 Annually (subject to increase)

Council Tax Band: A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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