





Imagine life in this beautifully modernised 4-bedroom Victorian Townhouse, where timeless charm meets contemporary elegance.

Extensively renovated and thoughtfully designed to enhance everyday living, this home offers not just a place to live, but a lifestyle to love.

So detailed is the quality of its renovation, this wonderful home comes with a unique 6-year Builders Warranty on all works - especially coveted by financial institutions.



The traditional Victorian facade is beautifully complemented by a chic, contemporary-yet-harmonious tiled pathway, blending classic charm with modern style. The front Patio, finished with light-colored gravel, adds a bright and inviting touch, enhancing the home's curb appeal.

The sleek tiling seamlessly transitions indoors, where modern, stylish tiles pave the way into a bright and airy Hall and Stairway, setting the tone for the contemporary elegance that flows throughout the home.



CHIC CONTEMPORARY LIVING



The heart of this home is the breathtaking lower-ground Open-Plan Kitchen, Dining, and Living Area — a versatile space designed for every occasion, whether it's hosting lively dinner parties, unwinding with family, or savouring peaceful coffee-filled mornings.

With its seamless handleless cabinetry and a sleek contemporary compound worktop, the Kitchen combines modern elegance with effortless functionality, creating the ideal setting for culinary creativity.





Thoughtful design details, such as the discreetly tucked-away Utility and WC, ensure every corner serves a purpose, allowing you to fully immerse yourself in the beauty of your surroundings.

The space is brought to life by stylish honey-toned Herringbone LVT flooring, stretching seamlessly throughout to create a fresh yet inviting ambiance.

Adding to the charm, contemporary elements like elegant wood panelling and an exposed stone wall infuse the Dining and Living Areas with a striking blend of modern sophistication and timeless character.



From the Sitting Area, bi-folding doors open on to the charming Courtyard Garden where you can enjoy al fresco dining or simply soak up the sunshine.

A few steps lead to the generous gravelled Driveway that allows parking for 2 to 3 cars – easily accessed via Ford.

CHARMING COURTYARD GARDEN





The ground floor is home to the sumptuous Family Bathroom, a superb sanctuary for relaxation.



The versatile Loft Room provides the perfect space for work, play, or creativity—tailored to fit your lifestyle.



CHARACTERFUL PERIOD FEATURES



The ground and first floor host four fresh and bright Bedrooms, offering a retreat for the whole family. Bedroom 1 features a beautiful rustic exposed stone wall and fabulous spa-like en-suite Shower Room.



ABOUT DARTMOUTH...

100 Victoria Road is a 5 minute walk from the centre of the picturesque coastal town of Dartmouth, which has fantastic amenities that will keep the family content year-round. From Tudor buildings, arty side streets, brilliant restaurants and pubs, fresh seafood and of course, the Dart itself, you'll never be short of things to do – or eat. Yachtsmen will be delighted by the local sailing facilities and the world-renowned Royal Regatta. On the town's doorstep, you will find the South West Coastal Path and the South Devon AONB, providing a huge range of walks with unbeatable scenery. You can also hop in a boat and explore Kingswear or take the kids or grandkids on the steam railway. Beach lovers will be unable to resist the pretty coves and the glorious dog and family-friendly coastline, which is a world-class attraction in its own right. Those with a romantic frame of mind will also be happy to know that Dartmoor is within easy reach of the town. The nearest educational institution is the Ofsted-rated Good Dartmouth Academy, which is both a primary and secondary school. Across the water, Churston Ferrers Grammar School provides 11-18-year-olds with an Outstanding education.



THE LITTLE DETAILS

Postcode: TQ6 9EF

Tenure: Freehold

EPC rating: C

Council Tax: D

Services: Mains Water, Drainage, Gas And Electricity

Heating: Gas Central Heating

Local Authority: South Hams District Council

Broadband Speed: Up To Average 80MB

Mobile Signal: Good

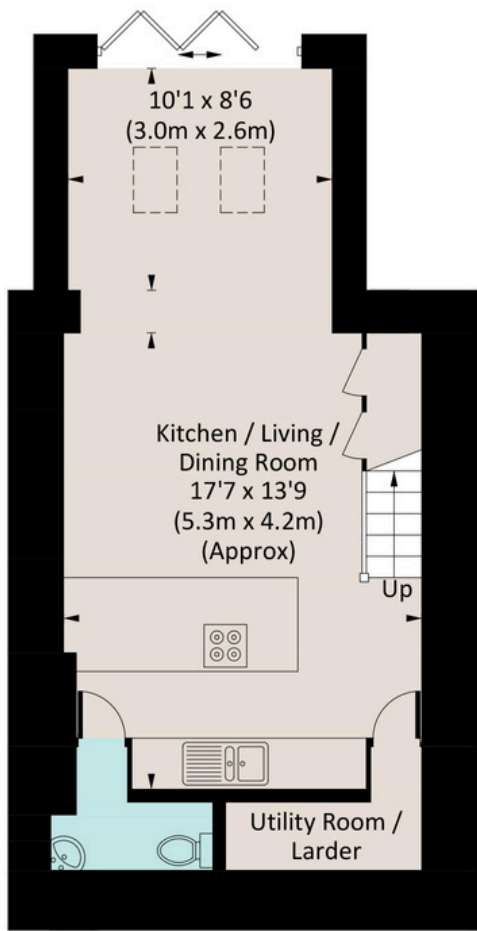
Access: Level With Street

Parking: Driveway Parking For 2/3 Cars

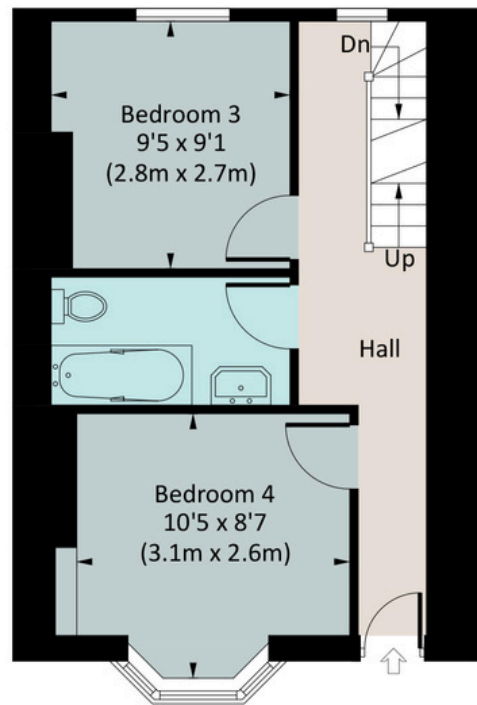
W3W: Century.Satin.Dressy

Transport: Totnes (10 miles) Or Paignton (8 Miles) For Mainline Trains To London. A38 Devon Expressway – 20 Miles. Exeter 30 Miles By Car

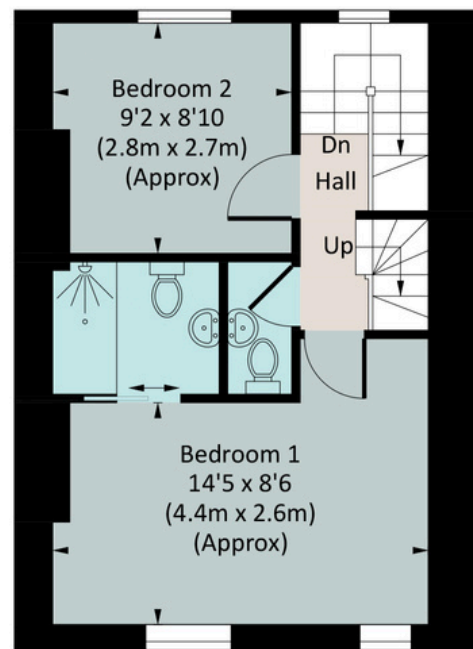
Unique 6-Year Builders Warranty On All Works



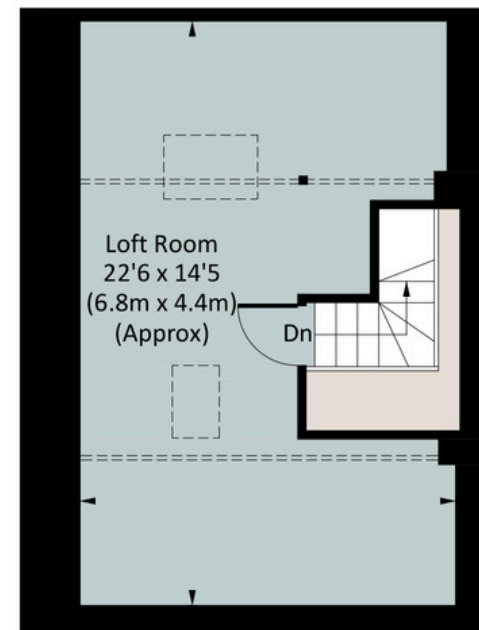
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approx. gross internal area
1398 Sq Ft. / 129.8 Sq M.

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THE COASTAL HOUSE

ESTATE AGENTS