



**7 Swan Court
Victoria Road
Dartmouth
Devon
TQ6 9EA**

Offers in Excess of £212,000

bettermove

Victoria Road

Dartmouth

Bettermove are proud to present this 2 bedroom Terraced House in Dartmouth, available with no forward chain. The property has recently undergone a round of refurbishment making it an ideal purchase for a holiday let, long term let or first time purchase.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is B.

This is a leasehold property with 959 years remaining on the lease; the ground rent is £50 per annum and there are no service charges.

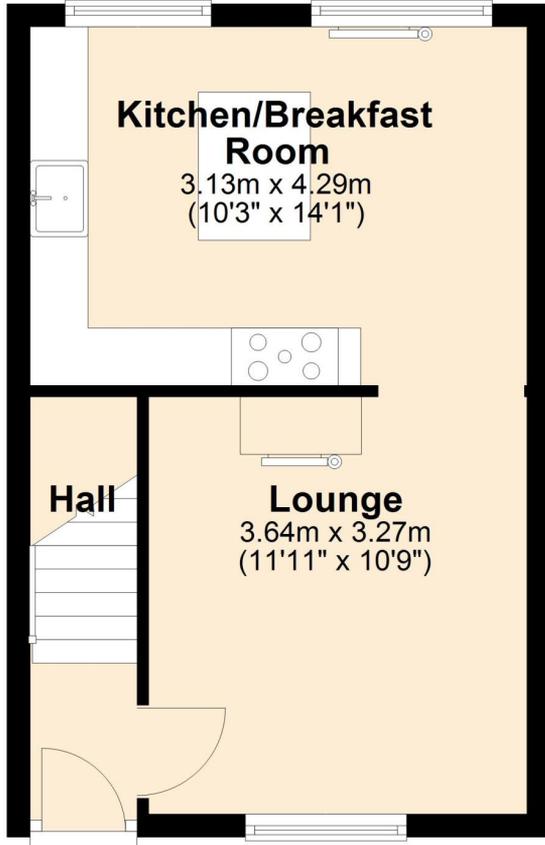
The interior of this property comprises a spacious living room and the fitted kitchen on the ground floor. The first floor consists of two double bedrooms and the family bathroom.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



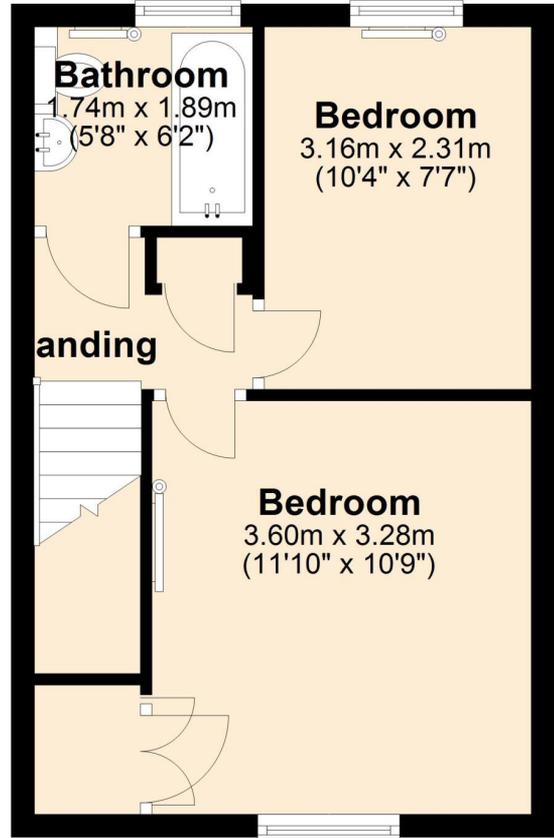
Ground Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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