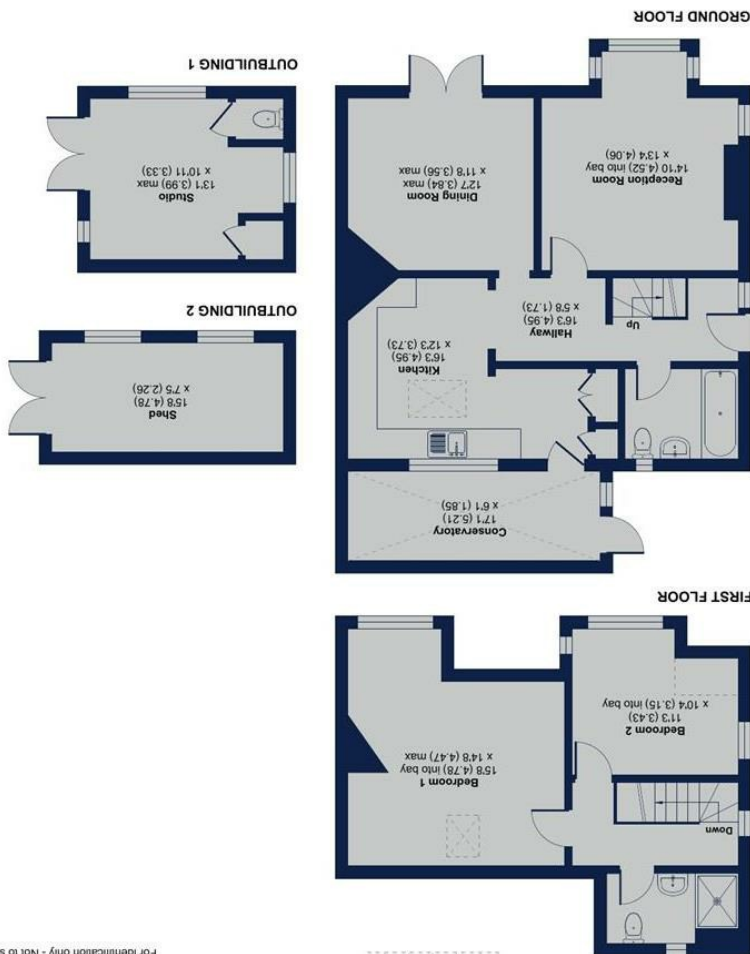




Freeborns  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2k.com 2023. Produced for Freeborns Estate Agents. REF: 981221



**Kingston Lane, TQ6**  
Approximate Area = 1202 sq ft / 111.7 sq m  
Limited Use Area(s) = 10 sq ft / 0.9 sq m  
Outbuildings = 259 sq ft / 24 sq m  
Total = 1471 sq ft / 136.6 sq m  
For identification only - Not to scale

Denotes restricted head height





## 3 Kingston Lane, Dartmouth, TQ6 9HB

Rarely available in this quiet lane, the property has been lovingly renovated by the current owners and is ideally located within a short walk of the hustle and bustle of Dartmouth's vibrant town centre.

This well positioned and beautifully presented two bedroom semi detached property sits in an elevated position, enjoying stunning views across the valley of Dartmouth and the rolling countryside beyond. It also benefits from flexible accommodation, which includes a garden studio/office and a spacious workshop.

### THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

#### ENTRANCE HALL

Half height tongue and groove panelling to walls, staircase to first floor, radiator.

#### SITTING ROOM

Dual aspect room with double glazed window to side, double glazed bay window to front, radiator, fireplace with wood burner and wooden surround, tiled hearth.

#### DINING ROOM

Double glazed French doors to front leading out onto the deck, radiator, feature corner fireplace with tiled surround.

#### KITCHEN

Double glazed window to rear, door to rear, Velux window, range of shaker style base and wall mounted units, solid oak worksurfaces, butler sink with swan neck mixer tap, range cooker with extractor chimney hood above, integrated dishwasher, space and plumbing for a washing machine, designer radiator, tiled floor, recessed ceiling downlights.

#### UTILITY / GARDEN ROOM

Glazed roof, space for a dryer, wood flooring, door to garden.

#### BATHROOM

Double glazed frosted window to rear, modern white suite comprising panelled bath with rain shower over, vanity unit with inset sink, hidden cistern WC, chrome heated towel rail, part tiled walls, tiled floor, recessed ceiling downlights, extractor fan.

#### FIRST FLOOR LANDING

Double glazed window to side, half height tongue and groove wood panelling, loft access hatch, doors to:-

#### BEDROOM ONE

Double glazed window to front with views of the valley down to Dartmouth and across to Kingswear, radiator, cast iron painted feature fireplace, built in wardrobe, Velux window to rear.

#### BEDROOM TWO

Triple aspect room, window to front with views of the valley down to Dartmouth and across to Kingswear, double glazed windows to both sides, radiator.

#### SHOWER ROOM

Double glazed window to rear, double width shower enclosure, pedestal wash hand basin, low level WC, chrome heated towel rail, access hatch to eaves storage, part tiled walls.

#### OUTSIDE

To front: modern wooden deck area with lovely views over the valley, down to Dartmouth and across to Kingswear.

To rear: tiered garden with several sitting areas offering far reaching views with flower planted garden. Large garden shed/workshop.

#### STUDIO ROOM

A great place to work from home with stunning views, separate WC and a decked area to the side.

#### COUNCIL TAX BAND C

Amount payable approximately £2010 per annum.

#### EPC RATING C

#### TENURE

Freehold.

#### SERVICES

Electricity, mains gas, water and drainage are connected.

#### 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.

