



Ivy House Ivy Lane
Dartmouth
£350,000

Freeborns
ESTATE AGENTS

***** WATCH THE FULLY NARRATED GUIDED VIDEO TOUR ***** An exciting opportunity to acquire this unique work/live home located in the centre of Dartmouth with potential for a second income holiday let or work from home space. Offered for sale with no ongoing chain.



Ivy House Ivy Lane, Dartmouth, TQ6 9QQ

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

FRONT DOOR TO

STAIRCASE TO 1ST FLOOR LANDING

FIRST FLOOR LANDING

Built in storage cupboards with sliding doors, radiator, doors to 2nd floor landing.

BEDROOM ONE

Sash window to rear aspect, radiator, cast iron fireplace with wooden surround, built in wardrobes.

BEDROOM TWO

Sash window to side, radiator.

BATHROOM

Sash window to front, panelled bath with shower over, pedestal wash hand basin, close coupled WC, radiator, part tiled walls.

UTILITY CUPBOARD

With space and plumbing for a washing machine.

SECOND FLOOR LANDING

Radiator, doors to:-

KITCHEN

Window to side, range of kitchen cupboards and drawer units, worksurface, double drainer stainless steel sink, further built in kitchen cupboards and drawer units with solid wood worksurface, space for a cooker, space for a fridge/ freezer, spotlights, glazed window to landing, door to:-

BEDROOM THREE

Sash windows to front, radiator, built in storage cupboard housing the combi-boiler, further built in storage cupboard.

LOUNGE

Triple aspect room with window to rear, sash window to side, radiator, fireplace with exposed painted stone chimney breast.

GROUND FLOOR

Built in storage cupboard housing meters, French doors to workshop area with partition walling, double glazed window to side, double glazed windows to side and rear, under stairs storage cupboard.

COUNCIL TAX BAND D

Amount payable approx £2372 per annum.

EPC D

TENURE

Freehold.

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.



Ivy Lane, Dartmouth, TQ6

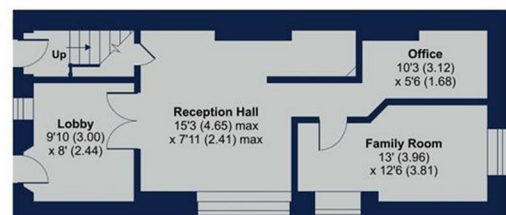
Approximate Area = 1704 sq ft / 158.3 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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