Karenza Kingston Lane
Dartmouth
Guide price £375,000

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ESTATE AGENTS

Building plot potential subject to the necessary planning consents - A rare opportunity to purchase this detached home in sought after Kingston Lane with scope for complete refurbishment or a knock down and rebuild an individual home subject to the necessary planning consents.

Karenza Kingston Lane, Dartmouth, TQ6 9HB

A rare opportunity to acquire this detached home in sought after Kingston Lane offering scope for complete refurbishment or to knock down and create an individual home subject to the necessary consents with views across the valley and down towards Dartmouth.

ENTRANCE HALL
With a staircase to the first floor, doors to:

KITCHEN
Double glazed window to rear aspect, range of base and wall mounted kitchen units, worksurface with inset single drainer sink, space and plumbing for a washing machine, space for a cooker, door to dining room, double glazed door to side leading out onto side garden.

DINING ROOM
With a double glazed window to front aspect with views across the valley, door to sitting room.

SITTING ROOM
A dual aspect room with double glazed windows to side and to front aspect with views across the valley.

FIRST FLOOR LANDING
Double glazed window to rear aspect with views over the rear garden, doors to;

BEDROOM ONE
A dual aspect room with double glazed windows to the side and to the front with views over the valley and down towards Dartmouth.

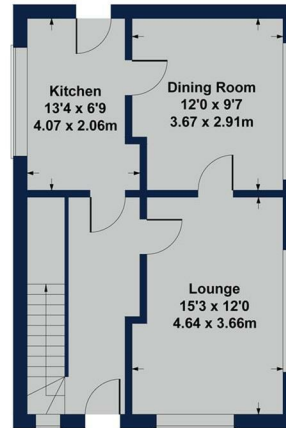**BEDROOM TWO**
Double glazed window to front aspect.

BATHROOM
Double glazed window to rear aspect, built-in cupboard housing hot water cylinder, panelled bath, pedestal wash hand basin, low level WC.
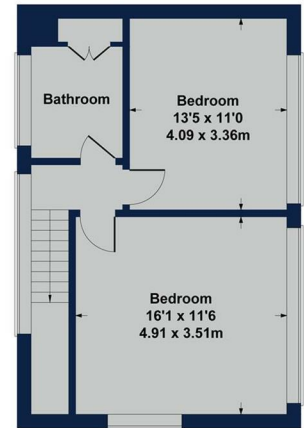
OUTSIDE
With gardens to the front and to the rear, driveway parking to the front for one vehicle and a single garage.

Karenza 6 Kingston Lane Dartmouth TQ69HB
Approximate Gross Internal Area
990 sq ft - 92 sq m

GROUND FLOOR
- Kitchen 13'4 x 6'9 4.07 x 2.06m
- Dining Room 12'0 x 9'7 3.67 x 2.91m
- Lounge 15'3 x 12'0 4.64 x 3.66m

FIRST FLOOR
- Bathroom
- Bedroom 13'5 x 11'0 4.09 x 3.36m
- Bedroom 16'1 x 11'6 4.91 x 3.51m

APPROX SCALE

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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