



MILLARD  
COOK

# Kimberley House

## South Town, Dartmouth, TQ6 9BX

A delightful coastal home close to the town centre with a garage.



Kimberley House is a wonderful semi-detached townhouse occupying one of Dartmouth's most prestigious residential positions. Ideally located within easy reach of the town centre, the property enjoys outstanding panoramic views across the River Dart, Kingswear, upstream towards Noss Marina and out to sea.

Built in the 1980's, the property offers well-balanced and flexible accommodation arranged over three floors, making it ideal as either a permanent residence or an excellent second home investment.

The accommodation includes three bedrooms, an en-suite shower room and a family bathroom, together with a good-sized integral garage and store, a private rear courtyard and a balcony creating a fantastic "turn-key" home opportunity.

One of the standout features of Kimberley House is the exceptional river and sea views from several principal rooms.

Additional benefits include a recent kitchen, double glazing and gas fired central heating system.



## Accommodation

### Ground Floor

Entrance porch leading to the entrance hall with stairs rising to the upper floors and a door providing access to the integral garage.

### First Floor

The main living level comprises an open-plan living, dining and kitchen area. A bay window takes full advantage of the stunning panoramic views across the River Dart, Kingswear, upstream and out to sea. The living area provides ample space for seating and features a gas fire.

The dining area sits adjacent to the newly fitted kitchen, which offers a comprehensive range of cupboards and drawers, a built-in five-ring gas hob with oven below, Belfast-style sink, dishwasher and space for a large fridge/freezer. A cupboard provides space and plumbing for a washing machine and tumble dryer.



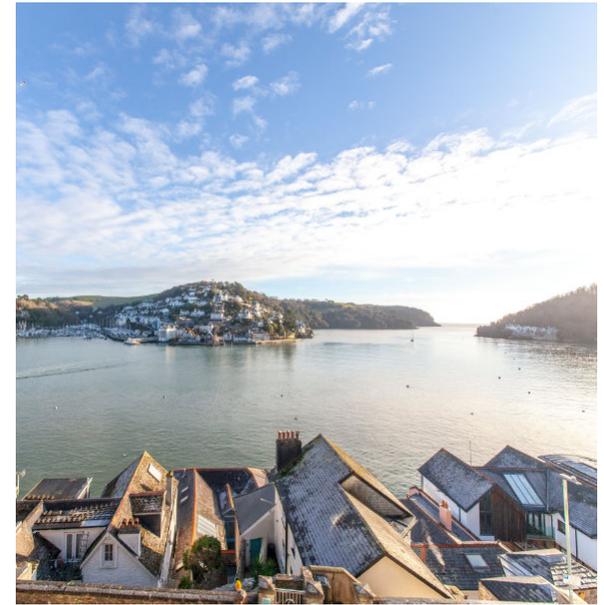
## Second Floor

Landing with stairs rising to the top floor.

The principal double bedroom features four large mirrored sliding wardrobes and a bay window with Juliet-style double doors, enjoying uninterrupted views across the River Dart and out to sea.

The second double bedroom benefits from a door and window opening onto the rear courtyard.

The bathroom is fully tiled and fitted with a panelled bath, large corner walk-in shower cubicle, WC, wash hand basin, radiator and window.



## Third Floor

Guest bedroom with double doors opening onto the balcony, offering spectacular 180-degree views across the river and out to sea.

A large storage cupboard houses the gas combination boiler providing domestic hot water and central heating.

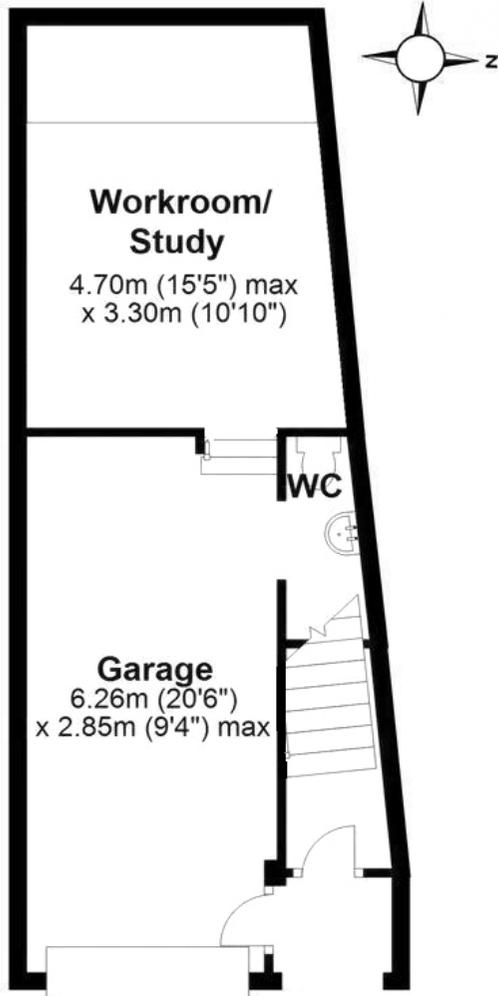
The en-suite shower room comprises a shower cubicle with shower system, WC, wash hand basin, radiator, window and eaves storage.



# Kimberley House, Dartmouth

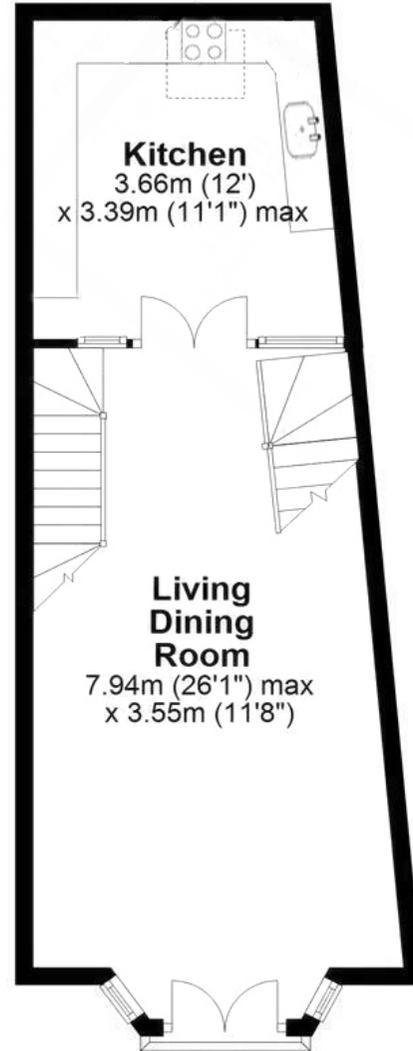
## Ground Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



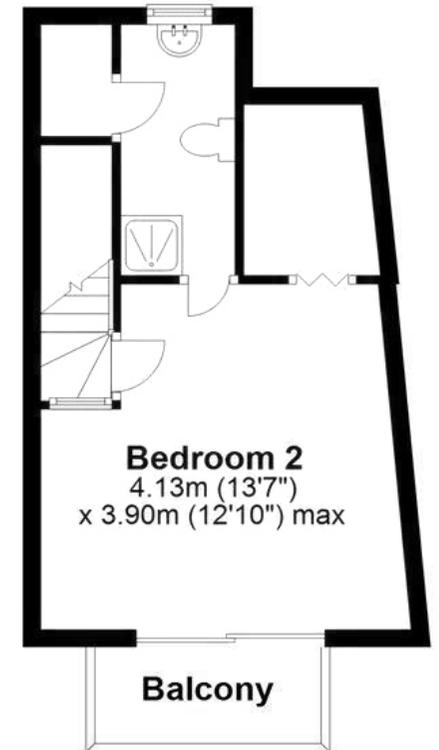
## Second Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



## Third Floor

Approx. 26.2 sq. metres (282.1 sq. feet)



Total area: approx. 147.9 sq. metres (1591.6 sq. feet)

## Outside

To the rear of the property accessed from the second bedroom is a good-sized paved courtyard seating area with power and, attractive stone walling providing a good degree of privacy. Steps lead up to a further elevated seating area enjoying views across the river.

## Integral Garage.

A spacious garage with electric up-and-over door, light and power. There is also a useful WC cloakroom with wash hand basin. Steps lead up to a substantial storeroom, ideal as a workshop or boat storage area, with additional shelving to the rear.

## Services.

All mains services connected. Freehold. EPC:C

Council tax band: F

## Viewings

Strictly by appointment only through Millard Cook in Dartmouth.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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