



*Gorgeous and beautifully presented detached bungalow in a quiet lane with sweeping views across the valley and down to the River Dart*

**Tannenbaum, Kingston Lane, Dartmouth, Devon, TQ6 9HB**

Offers in excess of £525,000





- **Kingston Lane is one of Dartmouth's best kept secrets!**
- **Idyllic country lane with far reaching views sweeping down to the Dart Estuary**
- **Detached bungalow, immaculately presented throughout**
  - **Two bedroom suites**
- **Off street parking for two cars.**

#### Local Information

Kingston Lane has been described as 'Dartmouth's best kept secret', a peaceful and partly cobbled lane with glorious countryside and river views. It is hard to believe you're in a town but you are and Dartmouth's shops, pubs, restaurants and galleries are all within walking distance, as is the River Dart. Dartmouth offers many local amenities including a cinema / theatre, leisure centre, medical centre, secondary school and 2 primary schools. The town's deep-water port is considered to be one of the prettiest in Europe. Dartmouth lies within the South Devon Area of Outstanding Natural Beauty and within the district known as the South Hams. The nearby town of Totnes (12 miles) offers a main line rail link to London Paddington (3 hours) and the A38 (19 Miles) provides access to the cities of Plymouth and Exeter and the M5 beyond.

#### About this property

Tannenbaum is a beautifully presented detached bungalow, sitting in terraced gardens and offering wonderful views across the valley and down to the River Dart. This gorgeous south facing home, which originally dates from the 1950s, has been extended and modernised by the current owner and offers spacious accommodation across one level. The entrance porch opens into a wonderful open plan living / dining reception area complete with wood burning stove and large picture window looking down the valley. Beyond the dining area is the well-appointed kitchen, which was upgraded about three years ago and

offers a modern range of units with integral appliances including an induction hob, oven and dishwasher. A door leads to the terrace and garden. Tannenbaum offers two bedroom suites, both with en suite shower rooms and both with doors leading to private paved terraces. Both suites benefit from adjoining rooms which can be used as dressing rooms or study areas depending on your need. One of the suites benefits from its own private access and can be closed off from the rest of the property. Outside, the south facing gardens are well stocked with mature shrubs and flowers and terraced on different levels. The views are lovely, extending across the valley and sweeping down to the river. There is off street parking for two vehicles.

#### Services

All mains services are supplied.

#### COUNCIL TAX BAND- E

#### Directions

From the town centre, proceed past Britannia Royal Naval College (on your right) and continue up College Way (main route out of town). As the road nears the top, turn left into Townstal Road and pass the turning to Mount Boone on your left. As you follow the bend around to the right, you will see Kingston Lane on your right, the entrance is marked with a tall white stone pillar and Private Drive sign. Tannenbaum is the first property on the right hand side.







Tannenbaum, Kingston Lane, Dartmouth, Devon, TQ6 9HB  
Gross Internal Area 1026 sq ft, 95.3 m²

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams Office.  
Telephone: 01548 800462

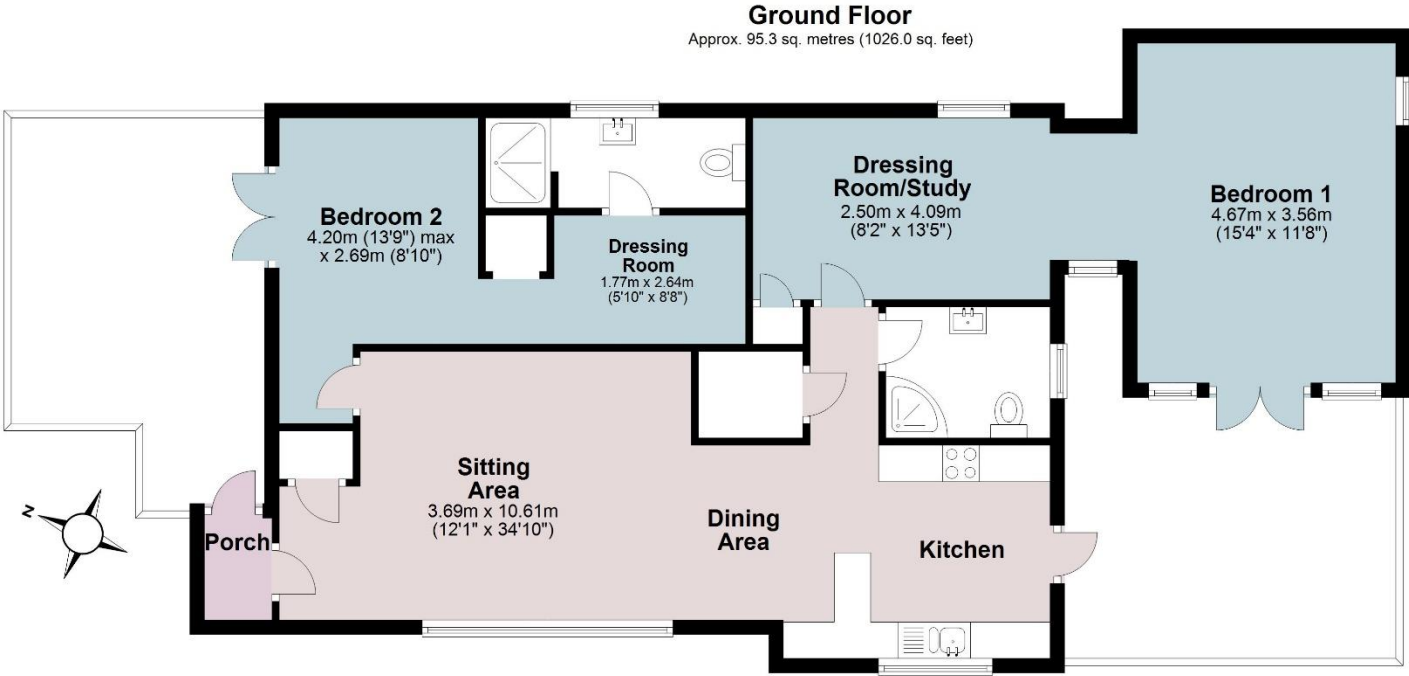
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Total area: approx. 95.3 sq. metres (1026.0 sq. feet)

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