



Sunrise Cottage Chapel Lane
Stoke Fleming
£399,995

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ESTATE AGENTS

**** WATCH THE FULL VIDEO TOUR WITH COMMENTARY **** A charming end terrace two bedroom cottage, conveniently located in the heart of the desirable village of Stoke Fleming. This property benefits from double glazing throughout, a good sized kitchen, with a useful island and attractive skylight, log burner, two double bedrooms, both with en suites, and glimpses of the sea.



Sunrise Cottage Chapel Lane, Stoke Fleming, Devon, TQ6 0PA

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

FRONT DOOR TO

KITCHEN / DINER

Light filled open plan with double glazed lantern window patio doors to rear, wooden flooring. A wide range of modern built in units with oak worktops, plumbing for dishwasher, integral fridge freezer, oven and space for microwave, Bosch electric hob with stainless steel extractor fan over and glass splashback behind hob, a 6' x 3' oak topped island unit with storage and space for stools under, 1 and 1/2 bowl single drainer sink with swan neck mixer tap and lantern roof over, breakfast bar with solid wood work surface, window to side.

UTILITY ROOM

WC, obscured window, built in storage cupboards, small basin and plumbing for a washing machine.

BOILER ROOM

Housing electric heating and water tank, fitted coat hooks and shelf.

SITTING ROOM

Log burner fireplace with a stone hearth, painted tongue and groove panelling to some walls, understairs fuse/meter cupboard, dual aspect windows to front and side.

Stairs rise to:-

FIRST FLOOR LANDING

Radiator and window to front.

Turning staircase to Bedroom Two.

BEDROOM ONE

Storage cupboards, radiator, heated towel rail and window to rear.

EN SUITE SHOWER ROOM

Corner shower, wash hand basin and WC, part tiled walls and storage shelf.

BEDROOM TWO

Dual aspect windows to side and rear with sea glimpses and village views, triple built in wardrobe with opaque glass doors and fitments, radiator, loft access hatch, downlighters.

EN SUITE BATHROOM

White P shaped bath with shower and screen over, WC and wash hand basin with part tiled walls, obscured window, heated chrome towel rail, downlighters.

OUTSIDE

Situated in a quiet lane in the centre of the village, a slabbed pathway through a timber gate leads to the side of the property.

To the rear of the property, there is a slabbed patio area and millboard decking with in built flower tubs. South facing, with Devon stone walling, hedgerow and small garden with a productive pear tree. New 7' x 5' shed and log store, outdoor electric sockets and a rotary line hole, sea glimpses and village views.

COUNCIL TAX BAND D

Amount payable approximately £2261 per annum.

EPC RATING - F

TENURE

Freehold.

SERVICES

Electricity, 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.

Chapel Lane, Stoke Fleming, Dartmouth, TQ6

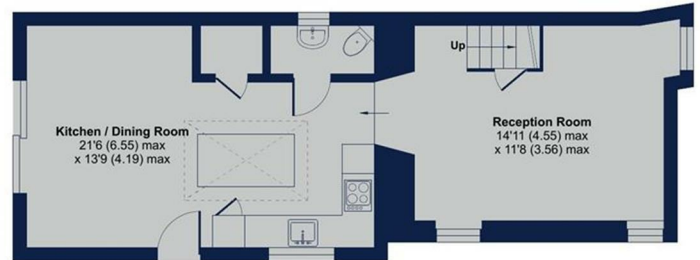
Approximate Area = 944 sq ft / 87.6 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2023. Produced for Freeborns Estate Agents. REF: 991984

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