

£475,000

FOR SALE



## 5 Bedroom House - Strete

- ❖ 5 bedroom end of terrace
- ❖ Beautifully presented
- ❖ Open plan living space
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Stunning sea views
- ❖ Private parking
- ❖ Outskirts of a Popular Village
- ❖ Large, Enclosed Garden
- ❖ Garage
- ❖ Devon Covenant



## 1 Severns Cottages, Strete

### Property Summary:

Tucked away from the road between Strete and Blackpool Sands Beach lies this deceptively big property. With 5 good-sized bedrooms, parking and a substantial garden, this is a rare find and viewing is highly recommended.

### About the Area:

Strete is a small village located close to Dartmouth and is highly sought after due to the stunning sea views. The village itself has a community-run pub, church and village shop with post office and there are many wonderful walks in the area which adds to its popularity. Wonderfully situated, Strete is within a mile of Slapton Sands and Slapton Ley and the unspoilt Blackpool Sands beach is only minutes away. For families, there are 3 local primary schools all less than 10 minutes away (Stokenham, Blackawton and Stoke Gabriel) and the secondary school of Dartmouth Academy is less than 5 miles

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## **The Property:**

1 Severns Cottages is a substantial family home tucked away off the main road between Strete and Dartmouth. With 5 good-sized bedrooms and both sea and countryside views, this property comprises;

### **Downstairs:**

Enter into a small hallway with stairs leading to the first floor and a door through to the reception room.

The reception room is warm and welcoming and is a large open plan living room, dining area and kitchen to the rear. With large triple windows to the front elevation, this is a bright room and there is plenty of room for a play area for the children as well as a large dining table. There is also a big understairs cupboard for storage.

The kitchen is modern and fresh with white floor and wall units and black worksurface above. A large window overlooks the gardens beyond and a skylight window brings in additional light to the room. There is an integrated electric oven with electric hob and extractor over, an integrated dishwasher and space for a fridge freezer. With underfloor heating under the black tile floor, this room remains warm all year around.

Next to the kitchen is a downstairs WC, a small utility area and a boot room which has lots of space for boots and coats and a door to the garden. There is also access to the large garage which has plumbing and electricity and the owners have created a mezzanine for additional storage.

### **Upstairs:**

On the first floor, there are 5 good-sized bedrooms, 3 to the front elevation and 2 to the rear. All bedrooms have beautiful views of either the sea or the countryside.

The family bathroom is modern and clean with a white suite consisting of bath with shower over, WC and basin. The grey panelling and dark flooring add to the sleek feel.

There is a good sized attic with ladder access and is fully boarded with electricity to be used either for storage or to convert into an additional room (subject to planning).

### **Outside:**

To the front of the property is a concrete driveway with space for parking 2 cars.

The garden is accessed from the side of the property and is fully enclosed and flat. There is a patio area for your garden furniture and the rest is laid to lawn with some mature shrubs and even a beautiful rose garden. There is also a large garden shed for additional storage of garden equipment and furniture.

### **Services & Further Information:**

**Tenure:** Freehold

**Services:** Mains water, electricity. LPG Heating which was installed approx 3 years ago.

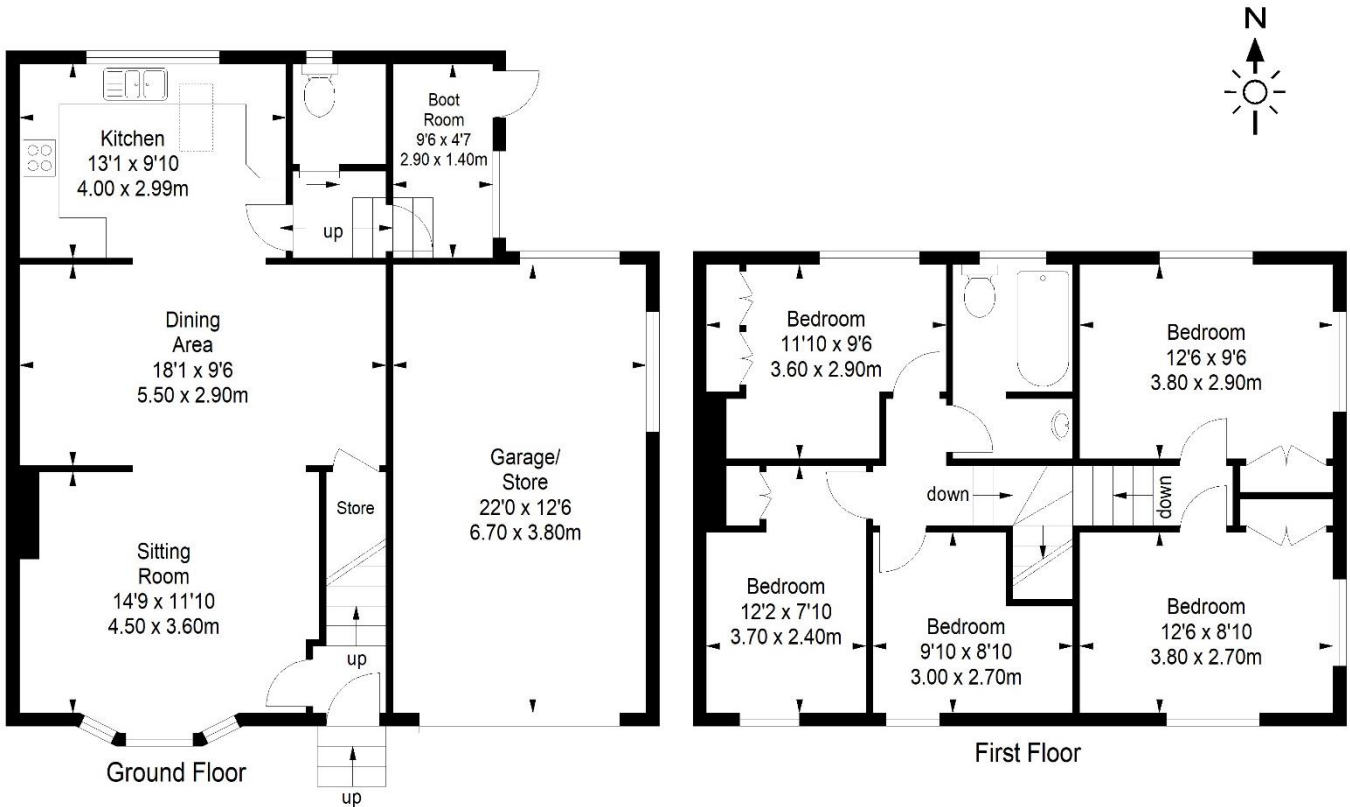
**Council Tax Band:** C

**EPC Rating:** F

**Broadband Speeds:** Superfast Available with speeds of up to 75Mbps (Ofcom)

This property is made of standard construction.

**\*\* Restrictions:** Devon Covenant - the purchaser must have lived or worked in Devon for the last three years or seven out of the last twenty.\*\*



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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