



MILLARD
COOK

VENN WAY
1/2 MILE TO
THE COAST
1/2 MILE TO
THE RIVER

Driftwood, 7 Venn Lane Stoke Fleming, TQ6 0QH

A delightful detached bungalow in sought after coastal village



Driftwood, 7 Venn Lane is a light and spacious detached bungalow enjoying southerly facing gardens and glimpses of Start Bay.

Internally, Driftwood benefits from an bright entrance, large living room with a wood burner, dining area, kitchen, utility, study, two large bedrooms, an en-suite and a shower room.

To the outside, a driveway to a detached garage, greenhouse and southerly gardens with mature hedging and shrubs. The property has double glazing and UVPC facia's with a gas fired central heating system.



Accommodation

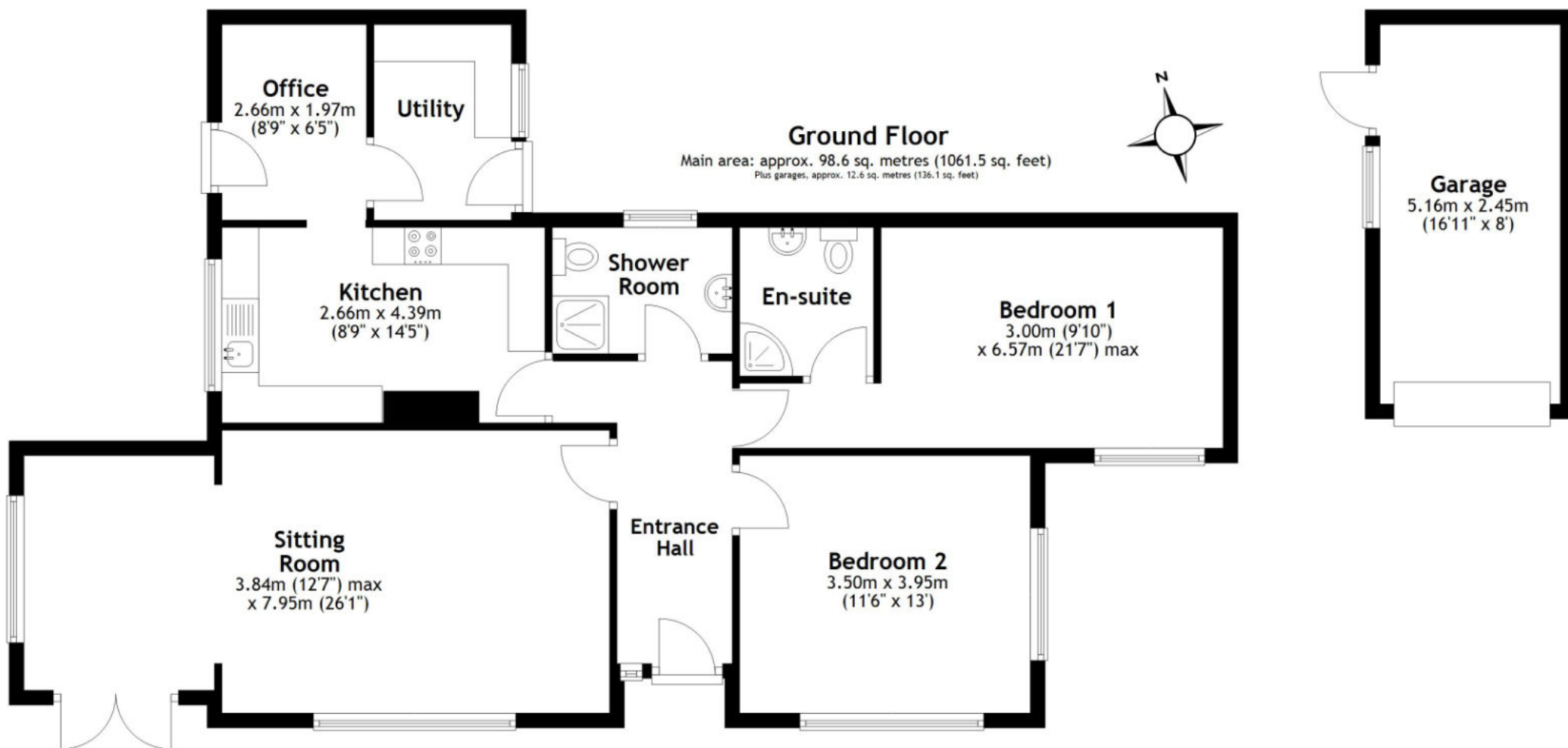
Door and side window leads to the entrance hall.

The good size living room offers a large window overlooking the front southerly aspect with glimpses across Start Bay. Inset wood burner and surround. The separate dining section has a window and French patio doors onto the gardens.

The Kitchen has a comprehensive range of drawers, cupboards and wall mounted cupboards with inset stainless steel sink unit, space for a dishwasher, cooker and a fridge with an extractor. Worcester gas boiler for domestic hot water and central heating. Window overlooking the side aspect.

From the kitchen, a useful study room with access to the garden and a utility room with space for a washing machine, tumble dryer and freezer with access to the rear garden and garage.





Main area: Approx. 98.6 sq. metres (1061.5 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)
7 Venn Lane, Stoke Fleming

There is a large double room with a window overlooking the front aspect, a tiled en-suite comprising corner shower with Myra shower system, WC and handbasin with vanity unit.

Bedroom two is a wonderful dual aspect room with large windows overlooking the front and side aspect enjoying fine views across Start Bay and the gardens.

Shower room comprising shower cubicle with Myra shower system, WC, pedestal handbasin and two windows.



To the outside

A good size driveway leads to the detached garage with up over door, light and power and a door to the rear gardens.

A pedestrian gate leads to the front garden with mature hedging, shrubs and charming flower borders with a path leading to the front door and to the southerly facing patio adjoining the dining room. From here delightful glimpses across Start Bay are enjoyed.

The property benefits from a side garden with a greenhouse and separate pedestrian access to Venn Lane. Outside tap and door to the study/utility room.

Between the garage and the property, a pedestrian gate leads to the rear with door to the garage. The rear section has good storage abilities, gravel for ease maintenance with door to the utility room and Calor gas tank storage.



Services and Tenure

Mains services connected except gas (not in the village)
Calor gas tanks. Broadband currently connected.
Freehold

EPC :G
Council Tax band :E

Property size approx. 1,061 Sqft
Floor plans not to scale.

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		41 E
21-38	F		
1-20	G	18 G	

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