

Andrew Grant
PRESTIGE & COUNTRY



Start Bay Park

Dartmouth TQ6 0RY



36 Start Bay Park

Strete, Dartmouth TQ6 0RY

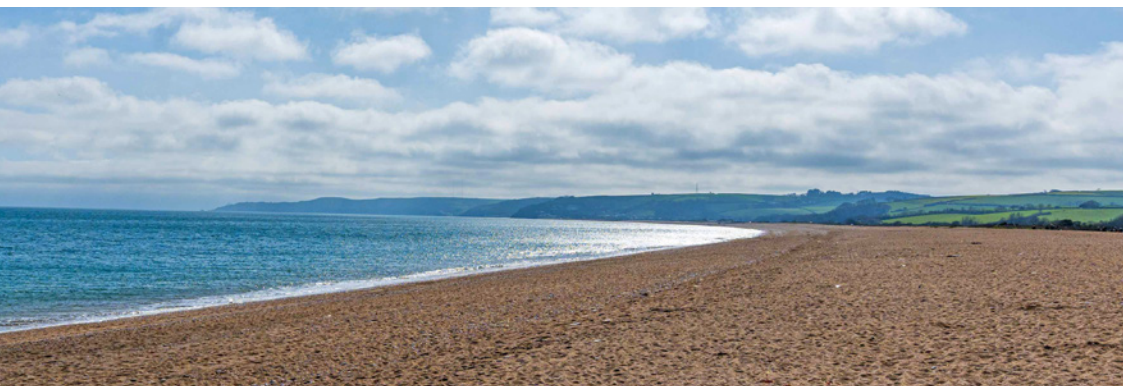
4 Bedrooms 4 Bathrooms 2 Receptions

“A rare opportunity to enhance a beautifully located seaside home...”

Scott Richardson Brown CEO



- The already pleasant property holds exciting potential, with approved planning permission for a garage conversion and internal modifications that will elevate it to a contemporary four-bedroom home.
- Envisioned upgrades include the addition of a bedroom, four ensuites and an expanded balcony with panoramic views.
- At the heart of the developed home will be a large open plan kitchen/ dining/living room, complete with a balcony with views of the coast.
- Outside, the low maintenance rear garden offers a good area for outdoor entertaining.
- The driveway offers convenient off street parking for several cars.
- Situated within a leisurely 20 minute walk from the beach, the extended property would make either, a beautiful, modern coastal home, or a lucrative holiday let.



Offers in excess of £475,000



Nestled in the heart of the charming coastal village of Strete, 36 Start Bay Park embodies the essence of seaside living. This detached house currently offers three double bedrooms, front and rear gardens, a double garage, off street parking and views of the sea and coastline.

Approved planning permissions include the conversion of the garage that will create space for the addition of a bedroom, four ensuite shower rooms, an expanded balcony, with sea views and a contemporary open-plan kitchen/living/dining area.

The low-maintenance rear garden holds potential for further enhancement into an attractive and relaxing space for outdoor entertaining.



The open plan kitchen/living/dining area

The new plans combine the existing kitchen and living room, transforming the centre of the property into a large open-plan kitchen/dining/living area that radiates contemporary sophistication.



Accessed through bi fold doors, an extended balcony seamlessly blends this large and bright indoor space with the outdoors, whilst patio doors at the rear provide a natural flow out into the garden.

The new and revised layout would also include space for a study which could be utilised as a playroom or additional bedroom if required.



Existing living room

The existing living room

This bright and airy room with a partial sea view will combine with the kitchen to create a large contemporary kitchen/dining/living area.



Existing living room



Existing kitchen

The existing kitchen

Although the future vision for this kitchen is to combine with the living room to create a large open plan kitchen/dining/living space, the current kitchen is fully functional and well equipped.



Existing kitchen



Master bedroom

The first of the two ensuite double bedrooms on the first floor and benefiting from the added luxury of a built-in wardrobe, bedroom one, features patio doors that lead out to a charming, decked area that overlooks and connects with the rear garden. This east facing bedroom benefits from the morning sun and sea views.





Bedroom two

The second bedroom on the first floor is situated at the front of the house. The new plans will transform this generously sized double bedroom in to a suite with a contemporary ensuite shower room.





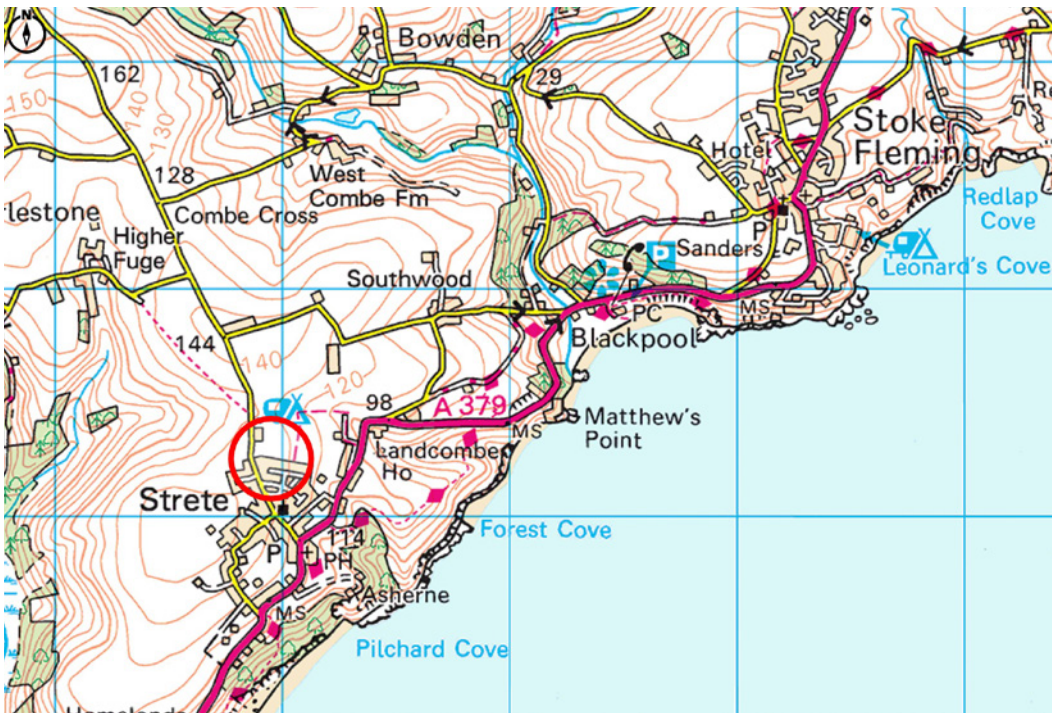
Location

The sought-after village of Strete boasts breathtaking sea vistas and scenic coastal trails within walking distance of the property. Conveniently situated just 5 miles west of Dartmouth and 10 miles east of Kingsbridge, Strete offers essential amenities that include a shop, post office, pub, restaurant and a church.

The pristine Slapton Sands and Slapton Ley National Nature Reserve are just a mile to the south and offers wildlife and nature enthusiasts access to the largest natural lake in south-west England.

The village is also a gateway to the South West Coast Path, England's longest waymarked footpath, offering some of the most picturesque walking routes in the country.

The market town of Totnes is just 11 miles away and offers direct train connections to London Paddington in just over 2.5 hours, whilst a regular bus service connects Strete to Dartmouth and Kingsbridge.



Services

The property benefits from connections to mains electricity, water, gas and drainage.

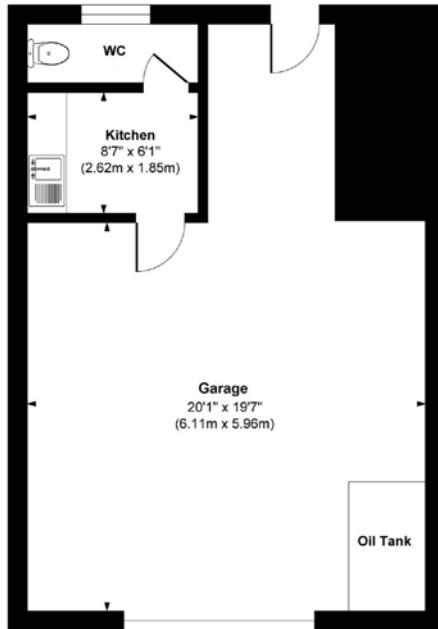
Council Tax

The Council tax banding for this property is **Band H**

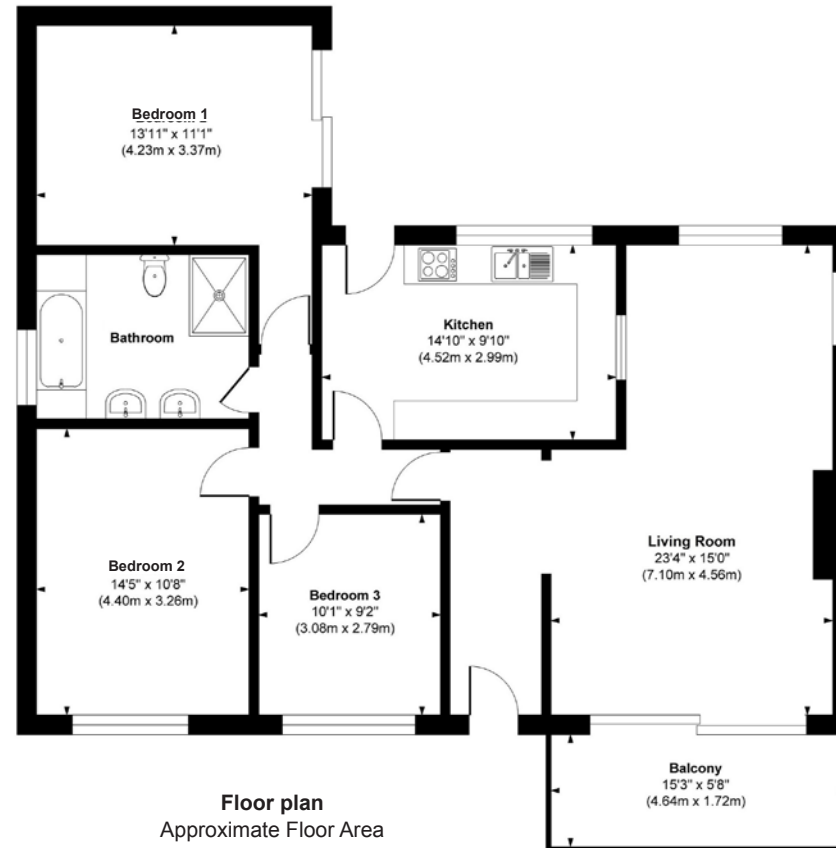
Existing plan

36 Start Bay Park, Dartmouth TQ6 0RY

Approximate Gross Internal Area (inc. garage) 1,647sq ft / 153 sq m



Garage
Approximate Floor Area
547 sq ft (50.86 sq m)



Floor plan
Approximate Floor Area
1100 sq ft (102.14 sq m)

Proposed plan

36 Start Bay Park, Dartmouth TQ6 0RY

Approximate Gross Internal Area (inc. garage) 1,647sq ft / 153 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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