



12 Crestway

Strete, TQ6 0SF

Andrew Grant

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Strete, Dartmouth, TQ6 0SF

2 Bedrooms 1 Bathroom 2 Reception Rooms

A well-positioned coastal home with a private garden, garage, generous parking and bright accommodation, just a short walk from the South West Coast Path.

- A well-balanced two-bedroom home with flexible reception space and generous built-in storage.
- Bright kitchen, large living room and dedicated dining area.
- Private rear garden with patio, lawn and shed.
- Driveway parking leading to a garage and workshop.
- Located in the coastal village of Strete with walking access to Slapton Sands and the South West Coast Path.

A well-proportioned two-bedroom home located in the quiet coastal village of Strete. Tucked at the end of a cul-de-sac, the property offers comfortable accommodation with practical living space and the added benefit of a garage, workshop and private rear garden. The ground floor includes an entrance hall with cloakroom, a dual-aspect living room with fireplace, a dedicated dining room and a bright kitchen with access to the garden. Upstairs are two double bedrooms, both with built-in wardrobes, and a well-appointed family bathroom. The rear garden offers a combination of patio and lawn with mature planting, while the driveway provides ample parking and leads to a garage with a versatile workshop attached. With easy access to the beach, nature reserve and the South West Coast Path, this is an ideal home for those seeking coastal living in a peaceful village setting.

979 sq ft (90.9 sq m)





The kitchen

The kitchen is positioned at the rear of the home with a window above the sink and a glazed door to the garden. Fitted with wood-effect worktops and white tiled splashbacks, it includes an integrated oven, hob and extractor. There is space for a dishwasher and washing machine, with wood-effect flooring underfoot.





The living room

The large living room features a broad window overlooking the garden. The room includes a fireplace with stone surround and tiled hearth and offers an inviting, light-filled space for relaxing or entertaining.





The dining room

This dedicated dining space sits between the kitchen and hallway, with room for a dining table and chairs. It provides a natural flow from the kitchen and can be adapted to suit a variety of uses.



The hallway and cloakroom

The hallway includes under-stairs storage and provides access to all principal ground floor rooms. The stairwell rises to a split-level landing above. A cloakroom with WC and washbasin is located on the ground floor, ideal for guests and everyday convenience.



The primary bedroom

The primary bedroom sits at the front of the house and features a full wall of fitted wardrobes and overhead cupboards. A built-in washbasin and vanity unit are also included, with a wide window allowing natural light into the space.





The second bedroom

This second double bedroom overlooks the rear garden and includes a built-in wardrobe and additional eaves storage. A good-sized room, it offers flexibility as a guest bedroom, home office or additional living space.



The bathroom

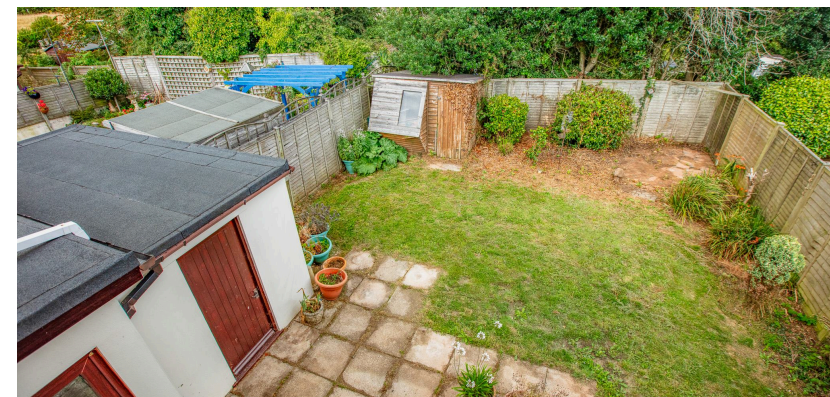
The family bathroom is fitted with a bath with electric shower over, pedestal washbasin and WC. There is an obscure-glazed window for privacy, a heated towel rail, tiled walls with patterned detail and practical vinyl flooring.





The garden

The private rear garden includes a paved patio, central lawn and a selection of established planting and shrubs. A shed sits in the rear corner and there is access into the workshop and garage. The space is secure and enclosed, offering scope for future landscaping.





The garage and driveway

The front garden is mostly laid to lawn, with a long tarmac driveway providing off-street parking for multiple vehicles. The driveway leads directly to the garage and has a gated side path to the rear garden.

Location

Strete is a peaceful coastal village set on a clifftop overlooking Start Bay, within the South Devon Area of Outstanding Natural Beauty. Just a short walk from 12 Crestway are the dramatic clifftop footpaths of the South West Coast Path and the shingle expanse of Slapton Sands. The Slapton Ley Nature Reserve is also nearby, offering a unique freshwater lagoon habitat rich in wildlife.

Within the village itself are a post office, shop, pub and church, along with a popular restaurant. The nearby town of Dartmouth, just five miles east, offers a wide range of amenities, shops, eateries and a picturesque harbour. To the west lies Kingsbridge, approximately ten miles away.

The market town of Totnes is eleven miles to the north and offers direct rail links to London Paddington in just over two and a half hours. A regular bus service links Strete to both Dartmouth and Kingsbridge, making this an accessible yet peaceful location for full-time living or as a coastal retreat.

Services

Services are TBC.

Council Tax

The Council Tax for this property is Band D



Crestway, Strete, Dartmouth, TQ6

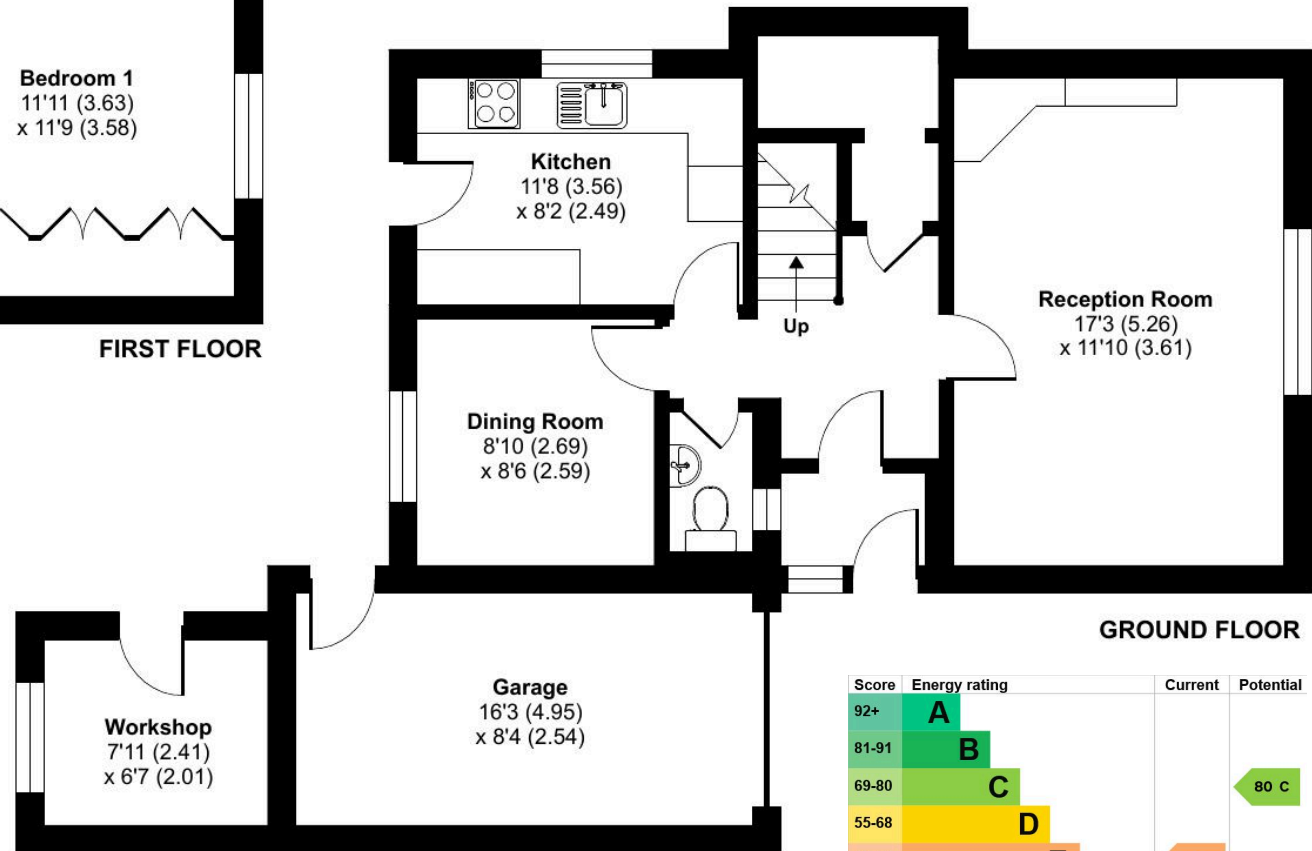
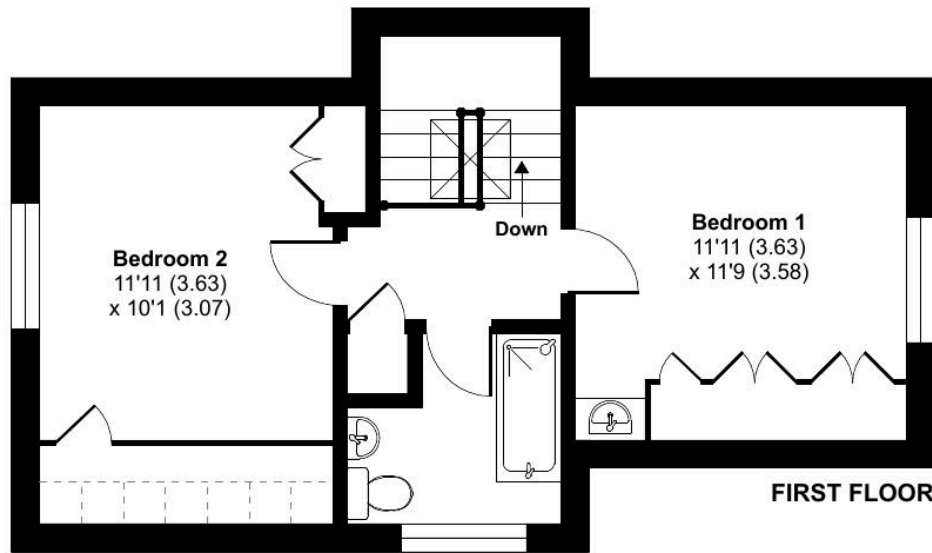
Approximate Area = 979 sq ft / 90.9 sq m

Limited Use Area(s) = 16 sq ft / 1.5 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1191 sq ft / 110.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Andrew Grant. REF: 1208243



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