



2 Hillside, Strete, Dartmouth, Devon, TQ6 0RL

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

2 Hillside, Strete, Devon

A substantial semi-detached home, situated in the heart of the picturesque coastal village of Strete, wonderfully positioned between the beautiful beaches of Blackpool Sands and Slapton Sands, with far reaching views across Start Bay

Accommodation

Ground Floor

Entrance Hall. Cloakroom. Utility Room.
En Suite Bedroom. Reception Room.
Kitchen / Dining Room

First Floor

Sitting Room With Balcony With Glazed Balustrading.
2 Guest Bedrooms. Family Bathroom. Study.

Second Floor

En Suite Bedroom. Under Eaves Storage.

Outside

Large Paved Dining Terrace. Lawned Garden.
Driveway Parking For Several Vehicles

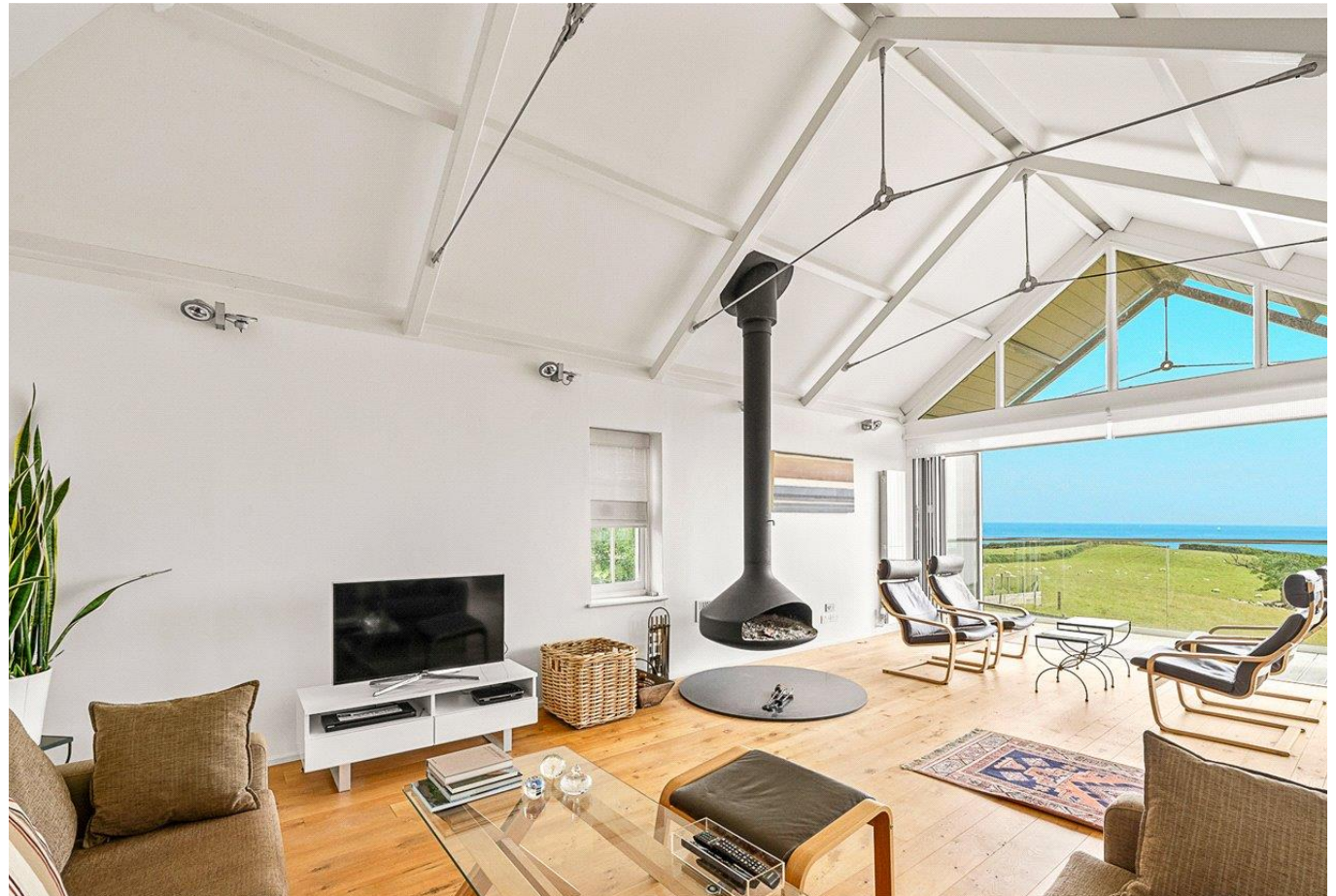
Mileage

Dartmouth 5 miles, Blackpool Sands 1 mile, Slapton Sands 2 miles. All mileages are approximate.

Dartmouth Office

01803 839190

dartmouth@marchandpetit.co.uk







KEY FEATURES

Substantial Semi-Detached House
Spectacular Sea Views
Direct Access To The South West Coastal Path
Extensively Extended By The Current Owners
Situated Between Blackpool Sands & Slapton Sands
Wonderful Open Plan Living
4 Bedrooms, 2 En Suites
Ample Driveway Parking
Easily Maintained Well Established Garden
Mains Electricity & Water. Private Drainage. Oil Fired Central Heating To Extension. Night Storage Heating To Original Property.





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2 Hillside is beautifully positioned just as you enter this charming South Hams village. The coastal village of Strete is approximately 5 miles west of the historic port of Dartmouth, located in a designated Area of Outstanding Natural Beauty. Village facilities include a post office / stores, pub, village hall and church. The nearby coastal footpath provides access to the beautiful beaches of Blackpool Sands and Slapton Sands a shingle bar stretching almost three miles to the village of Torcross where Slapton Ley, a large freshwater lake and National Nature Reserve, runs parallel to the beach. There is a pretty small cove and beach which can be reached over the field at the back of the house by following the Coastal Path for approximately half a mile.

Beautifully appointed, light and spacious throughout, this substantial semi detached 4 bedroom property has been a much loved second home for many years. Set in a stunning coastal location this home enjoys magnificent sea views across Start Bay and has direct access to the South West Coast Path.

The property was extended by the current owners approximately 15 years ago and now represents a wonderful opportunity for a family home with nearby access to two beautiful beaches.

This lovely home enjoys stunning widespread views across Start Bay, and benefits from ample private driveway parking.

On the ground floor is an entrance hall, with cloakroom off, a utility room, an en suite bedroom and a sitting / dining room / reception room. The extension houses the stunning kitchen/dining room with bi-fold doors out on to the paved sun terrace. On the first floor are two further bedrooms, one of which has an en suite bathroom, a home office/study and a fabulous sitting room - a superb room again housed in the extension which has a feature fireplace and bi-fold doors leading out on to the balcony with glazed balustrading. There is a large bedroom with en suite shower room and under eaves storage on the second floor.

Outside, there is a large paved sun terrace accessed directly from the kitchen / dining room and a low maintenance mature lawned garden to the front. To the side of the house there is private driveway parking for several vehicles.



NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Total area 220 Sq.m
(2368 Sq.ft) Approx.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

COUNCIL TAX

Band D

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating in the extension. Night storage heaters in original property

EPC RATING

E

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190

DIRECTIONS

From Dartmouth proceed out of the town following the one way system passing Britannia Royal Naval College on your right. At the mini roundabout turn left on the A379 towards Stoke Fleming and Strete. On entering Strete the property will be found on the left hand side.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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