



**4 Deer Park Road, Stoke Fleming, Dartmouth, Devon,
TQ6 0QW**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





4 Deer Park Road, Stoke Fleming, Dartmouth, Devon, TQ6 0QW

Situated on a quiet road the property is within walking distance of the village amenities and a bus route, and also enjoys nearby access to the South West coastal path leading down to Blackpool Sands beach.

Having been in the same ownership for many years, this home now offers new owners the potential to style this property to suit their own requirements. Situated on a level plot there are gardens to the front and rear, a single garage and parking.

The accommodation comprises of an entrance hall, a well fitted kitchen with plenty of wall and base cupboards, a sitting room with large window to the front and a conservatory with access out to the rear garden. There are two good sized bedrooms and a bathroom with separate shower and a separate w.c.

Outside to the front is a small lawned garden with mature planting and a gate through to the larger level lawned garden with two greenhouses. There is a single garage with further parking in front.

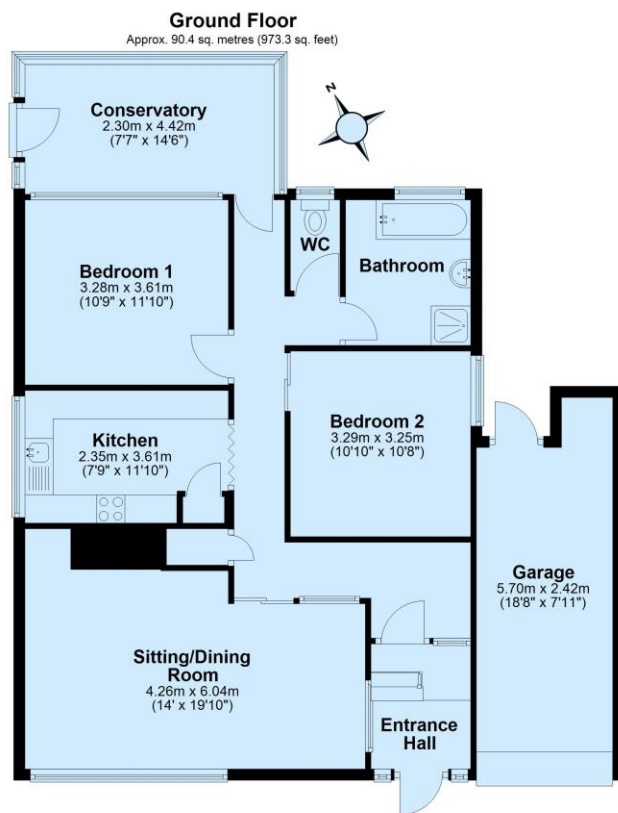
The popular and sought after coastal village of Stoke Fleming is located approximately 3 miles to the west of Dartmouth. The village boasts an active community with a respected primary school, post office/stores, a popular public house, hotel and a bar/restaurant. The village is in a designated Area of Outstanding Natural Beauty and is close to the award winning Blackpool Sands beach, SW Coastal Footpath and unspoilt Start Bay coastline.

KEY FEATURES

- Link Detached Bungalow
- 2 Bedrooms
- Garage & Driveway Parking
- Front & Rear Gardens
- Within Walking Distance Of Blackpool Sands beach
- Nearby Bus Route & Village Shops
- Mains Electricity, Water & Drainage
- Electric Heating

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC Rating E | COUNCIL TAX D | TENURE Freehold

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Total area: approx. 90.4 sq. metres (973.3 sq. feet)



DIRECTIONS

From the centre of Dartmouth proceed up College Way, passing the naval college on your right. At the mini roundabout turn left on to the A379 to Stoke Fleming. Just beyond the village hall turn right on to Ravensbourne Lane and at the T junction turn right on to Venn Lane continuing up to the top of the road and turning right in to Deer Park Road where the property is 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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