



**Mariners View, 46 Start Bay Park, Strete, Dartmouth,
Devon, TQ6 0RY**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





Mariners View, 46 Start Bay Park, Strete, Dartmouth, Devon, TQ6 0RY

A light spacious detached 3 bedroom 2 bathroom bungalow with sea views, garden, garage and driveway parking.

Situated on a corner plot in a cul de sac in the pretty village of Strete, which is wonderfully positioned between the beautiful beaches of Blackpool Sands and Slapton Sands.

This bungalow has been a much loved home and represents the opportunity for its next owner to refresh and put their own stamp on it. It sits on a level plot and has gardens to the front and sides.

The accommodation comprises of an entrance hall, an open plan sitting/dining room with feature fireplace, a fitted kitchen with a range of wall and base units, a useful utility room with stable door, the main en suite bedroom, 2 further guest bedrooms and a separate shower room.

The gardens wrap around the property with sunny courtyards to the front and side and further lawned garden to the front and side. The property has a single garage and driveway parking for 2 cars.

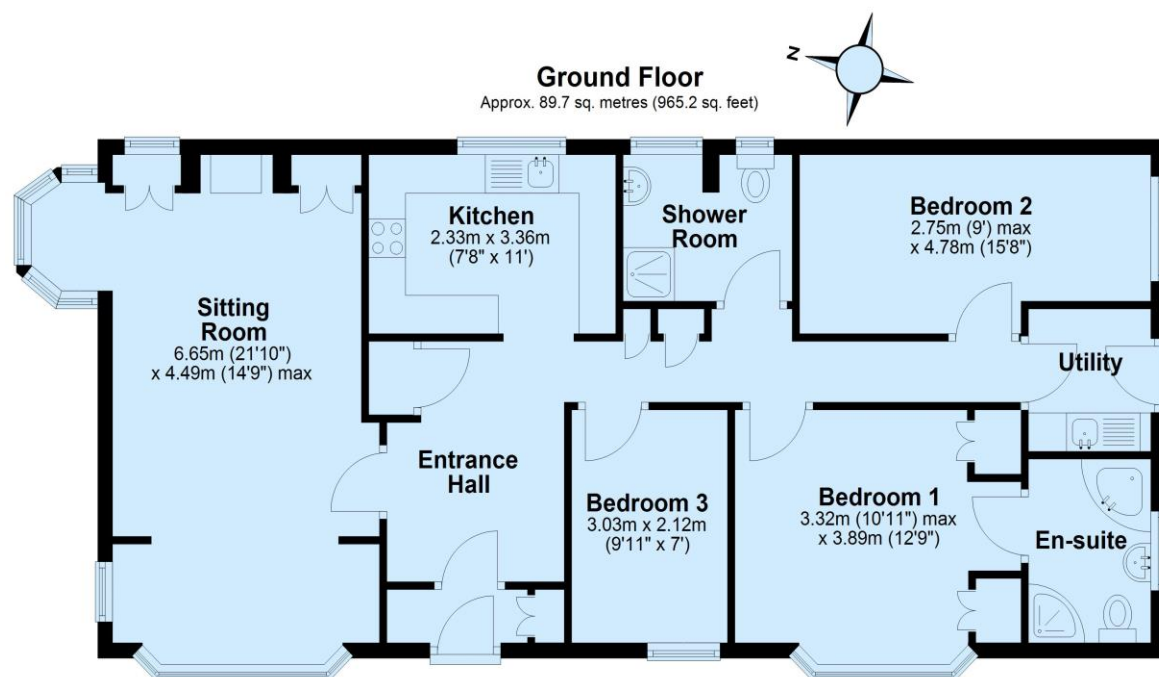
The coastal village of Strete is approximately 5 miles west of the historic port of Dartmouth, located in a designated Area of Outstanding Natural Beauty. Village facilities include a post office/stores, pub and church. The nearby coastal footpath provides access to beautiful beaches including Blackpool Sands and Slapton Sands, a shingle bar stretching almost three miles to the village of Torcross. Slapton Ley, a large freshwater lake and National Nature Reserve, runs parallel to the beach.

KEY FEATURES

- Lovely Detached Bungalow
- Good Sized Level Corner Plot
- 3 Bedrooms
- 2 Bathrooms
- Front & Side Gardens With Summerhouse, Shed & Workshop
- Garage & Parking
- No Onward Chain
- Mains Electricity, Water & Drainage
- Oil Fired Central Heating

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC D | COUNCIL TAX Band E | TENURE Freehold

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Total area: approx. 89.7 sq. metres (965.2 sq. feet)



DIRECTIONS

From Dartmouth follow the A379 to Stoke Fleming and continue past Blackpool Sands to Strete. On entering the village turn right signposted Blackawton and Totnes. Continue up the hill passing the church and turn right into Start Bay Park. Take the first left, then left again and number 46 will be found in the left hand corner.

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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