



6 Stoke House Gardens, Stoke Fleming, Dartmouth,
Devon, TQ6 0PE

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





Tucked away on a peaceful private road just moments from the heart of this picturesque South Hams village, this delightful second floor apartment offers light-filled living spaces, lovely sea views, and nearby access to the stunning South Devon coastline. Only a short and scenic walk away lies the beautiful Blackpool Sands beach, making this a perfect home for those seeking a relaxed coastal lifestyle.

The apartment forms part of a well-managed, purpose-built block set within beautifully landscaped communal grounds. Mature planting, expansive lawns, and quiet seating areas create a serene setting that is both inviting and immaculately maintained.

Inside, the accommodation enjoys plenty of natural light and pretty views. An entrance hall leads into the sitting room, where a glazed door open onto a private balcony with a modern glass balustrade—ideal for enjoying the coastal outlook. The well-fitted kitchen has range of wall and base units, while a separate utility room adds practicality.

There are two double bedrooms, a family bathroom, and a separate WC, providing comfortable and flexible living space for residents or guests.

Outside, the property includes a private single garage and access to additional parking. The setting is peaceful yet wonderfully convenient, offering the rare combination of tranquillity and proximity to village life and the coast.

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

- Light Filled 2 Bedroom Second Floor Apartment
- Lovely Coastal Views
- Pretty Short Walk From Blackpool Sands Beach
- Good Sized Balcony
- Garage & Parking
- Beautiful Communal Grounds
- Cannot Be Holiday Let
- Mains Electricity Water & Drainage.
- Electric Storage Heaters
- 999 Year Lease From 17th July 1973 & Share Of Freehold
- £3046 p.a. Service Charge. £11 p.a. Ground Rent

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC D | COUNCIL TAX D | TENURE Lease & Share Of Freehold

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DIRECTIONS

From the centre of Dartmouth proceed up College Way passing Britannia Royal Naval College on your right. At the mini roundabout turn left on the A379 signposted to Stoke Fleming. On entering the village proceed down the hill and turn left into Stoke House gardens.

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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