

APARTMENT 7 ENDSLEIGH COURT
STOKE FLEMING



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



APARTMENT 7 ENDSLEIGH COURT

A stylish penthouse apartment with stunning sea views — Stoke Fleming, South Hams

A wonderful opportunity to own a contemporary penthouse apartment in the very heart of the charming South Hams village of Stoke Fleming, boasting panoramic views of the Start Bay coastline and just a short stroll from the beautiful Blackpool Sands beach.

Situated within the popular Endsleigh Court, this stylish two-storey top-floor apartment offers the perfect lock-up-and-leave bolthole or holiday home, complete with two allocated parking spaces and access to a communal garden with pretty sea views.

The whole block is well kept and maintained and a viewing is strongly advised.

Accessed from the car park, a modern communal hallway and staircase lead up to the apartment. Inside, the open-plan living and dining space is flooded with natural light, featuring an attractive vaulted ceiling, exposed beams, and stunning coastal and countryside views.

The contemporary fitted kitchen offers sleek wall and base units with black granite worktops and a full range of integrated appliances, including oven and four-ring LPG hob with extractor, fridge and freezer, dishwasher and washing machine

The family bathroom includes a shower over bath, while stairs lead down to two comfortable bedrooms, one of which benefits from a stylish en suite shower room.

Outside

The property enjoys two private allocated parking spaces, plus additional guest parking. Residents share the communal lawned garden, which enjoys pretty sea views — an ideal spot to relax and soak up the sunshine. There is also a communal bin storage area for convenience.

This exceptional apartment perfectly blends modern coastal living with low-maintenance convenience, all in a peaceful village setting close to the beach.

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

- Beautiful Duplex Penthouse Apartment
- Short Walk To Blackpool Sands Beach
- Superb Views Across The Start Bay Coastline
- 2 Bedrooms
- 1 En Suite
- Stunning Open Plan Living
- 2 Allocated Parking Spaces
- Communal Garden





PROPERTY DETAILS

Property Address

Apartment 7, Endsleigh Court, Dartmouth, Devon, [listing_post_code]

Mileages

Dartmouth 3 miles, Kingsbridge 12 miles, Totnes 13 miles. All mileages are approximate.

Services

Mains electricity water and drainage. LPG heating

EPC Rating

Current: D, Potential: D

Council Tax Band

E

Tenure

107 Year Lease Remaining & Share Of Freehold
£800-00p.a. Service Charge

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others 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.

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 Stoke Fleming. On entering the village proceed down the hill towards the village shop and follow the round around to the left hand side. After a short while you will see a restaurant on the left and the driveway entrance to Endsleigh Court car park is just beyond this restaurant on the right hand side

Viewing

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



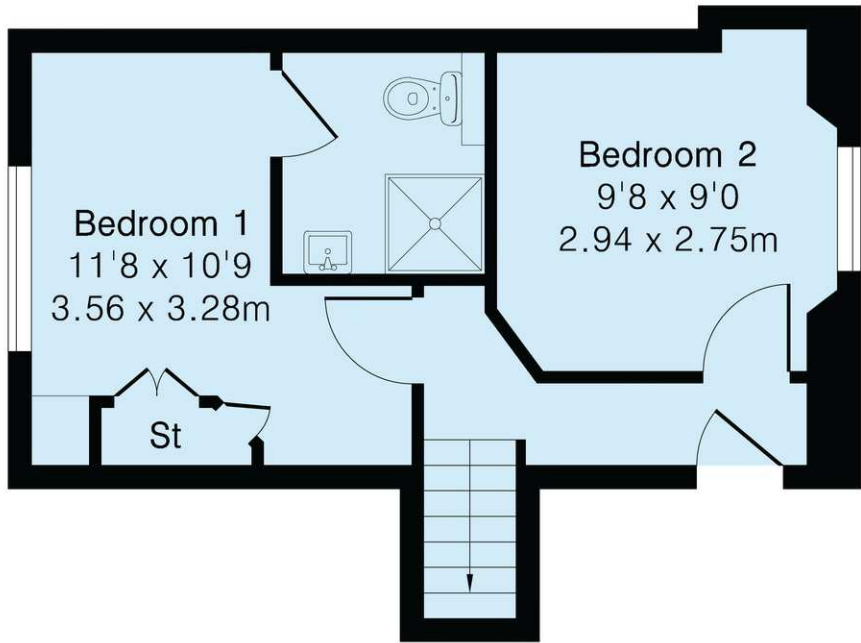
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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.

FLOOR PLAN

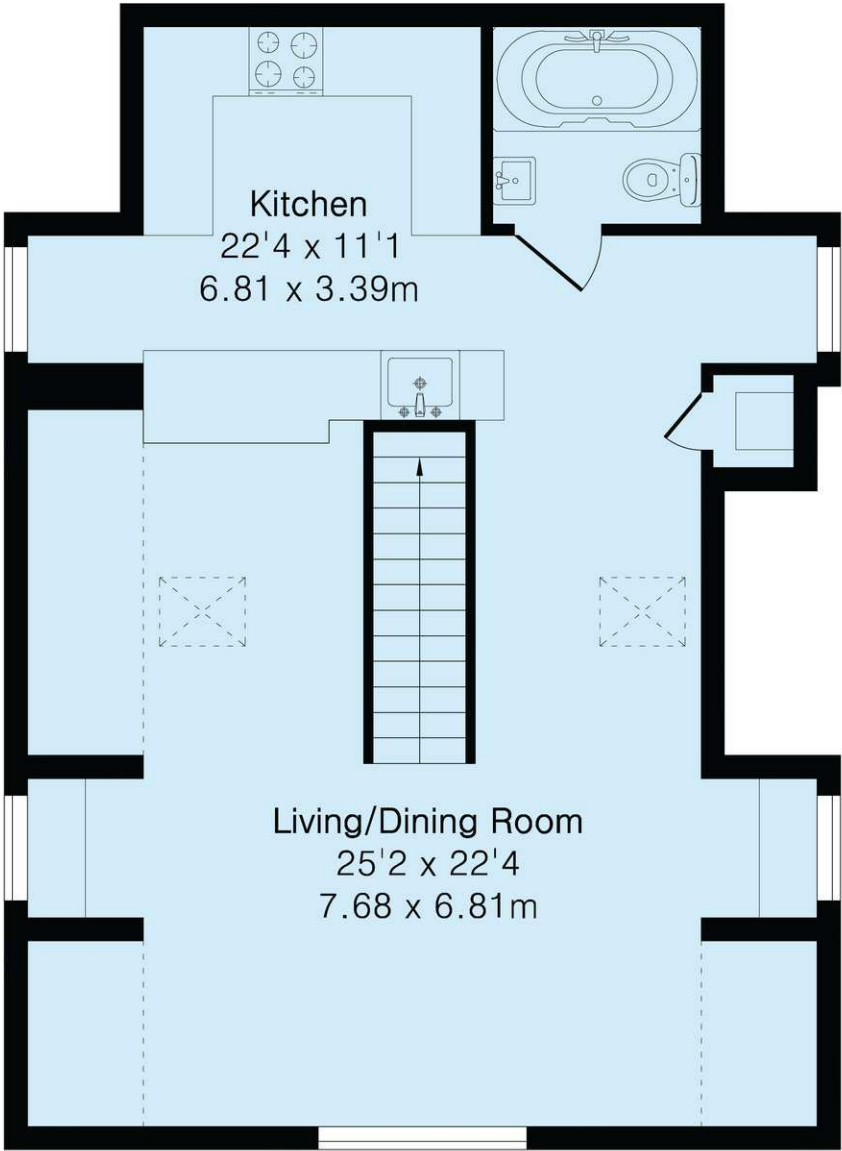
Approximate Gross Internal Area 905 sq ft - 84 sq m

Second Floor Area 280 sq ft – 26 sq m

Third Floor Area 625 sq ft – 58 sq m



Second Floor



Third Floor



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