



**16 Well Park Place, Stoke Fleming, Dartmouth,  
TQ6 0PQ**

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





16 Well Park Place is a beautifully presented detached house set over three storeys, built approximately 10 years ago.

Situated on a small established development of similar properties, this lovely home has been meticulously maintained and loved by the current owners. It sits in a quiet position in this pretty coastal village, within walking distance of the local village shop / post office and amenities and a nearby bus route, and is a gentle walk to the beautiful Blackpool Sands beach.

This spacious home is a real credit to its owners; on the ground floor is a welcoming entrance hall with a useful under stairs cupboard and an open plan well fitted kitchen dining room with integrated appliances, which has recently been updated. There are double doors from the dining area out to the rear garden. The elegant living room has a feature wood burning stove and also has doors out to the garden. Finally on the ground floor is a cloakroom. On the first floor there are 3 good sized bedrooms, one of which has an en-suite bathroom and built in wardrobes and one is used as a home office/study and there is a separate family bathroom. On the second floor is the master bedroom with a good range of wardrobes with under eaves storage and an en suite bathroom.

Outside there are gardens to both the front and rear of this home. The front garden is mainly lawned with planting, the rear garden is a delightful space to relax in, with a paved dining patio area and a lawned area with mature planting. To the side is a garage with further driveway parking.

There is a communal charge of £134.60 every six month.

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

- Meticulously Maintained & Presented Detached Home
- 4 Bedrooms, 2 En Suites
- Home Office Potential
- Front & Rear Gardens
- Garage & Driveway Parking
- Mains Electricity Water & Drainage
- Air Source Heat Pump Heating

**BEDS 4 | BATHS 3 | RECEPS 1 | EPC Rating C | COUNCIL TAX Band E | TENURE Freehold**



Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190  
dartmouth@marchandpetit.co.uk [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)



## DIRECTIONS

From the centre of Dartmouth proceed up College Way, passing Britannia Royal Naval College on your right. At the mini roundabout turn left onto the A379 signposted Stoke Fleming. On entering the village turn right up Church Road by the Post Office/Stores and continue up the hill onto Well Park Place and No.16 will be found after a short distance on the right 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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