



# 5 Stokeley Manor



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, Stokenham, Devon TQ7 2SE

Torcross beach 0.8 miles. Kingsbridge 6 miles. Dartmouth 10 miles.

A superbly appointed first floor apartment, with lovely views towards the sea, beautiful communal grounds, swimming pool and parking.

- Fabulously Appointed and Superbly Finished Apartment
- Views Towards Slapton Ley and The Sea
- First Floor
- Superbly Landscaped Communal Grounds
- Outdoor Swimming Pool
- Walking Distance Of The Beach
- Parking
- Ideal Second Home/Investment
- Leasehold
- Council Tax Band C

Guide Price £291,000

## SITUATION

Stokenham is an historic and quite delightful village with its own well-respected primary school and two village pubs. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful shop, butchers, little independent shops, small garden centre, cafe and bar. It is half a mile or so from Chillington which also has a thriving local community and more facilities than many similar villages in the area which include a village Inn, post office/general stores, and centrally located health centre. Torcross, famous for its beach and the Slapton Ley Nature Reserve is just over a mile away whilst the market town of Kingsbridge lies some 6 miles or so to the West. The historic naval town of Dartmouth is just a little further in the opposite direction.



## DESCRIPTION & ACCOMMODATION

Stokeley Manor is approached via a shared driveway leading to the gravelled parking area with ample parking for the apartments and visitors. The communal entrance is well-presented with a charming staircase leading to the first floor.

Number 5 is a fabulously appointed and superbly finished apartment, complete with Treyonne built in cabinetry/furniture that has been thoughtfully designed to really make the most of the space, the natural light and the views. The living room enjoys a large picture window overlooking the beautiful grounds and with views towards the sea. There is a marvelous, contemporary, fitted kitchen with an integrated double oven, hob, fridge freezer and space for dining. The master bedroom is a generous double that overlooks the woodland garden area and has a full wall of bespoke built-in wardrobes including hanging space and shelving. The shower room has been well finished, tiled, with a large walk-in shower, low-level WC and wash hand basin on a vanity unit.

Along the corridor is a most useful communal utility room where number 5 has a washing machine, drying area and a cupboard.

## OUTSIDE

There generous and most beautiful grounds of around 2 acres surrounding Stokeley Manor for private use of the residents only. They are superbly landscaped and maintained, with large sweeping lawns, a range of mature trees, shrubs, woodland planting and hedges. There is an outdoor pool with terraced surrounds and lots of spaces to for al fresco dining or picnics on the lawn. Throughout the grounds there are stunning views over the surrounding countryside, towards Slapton Ley and out to sea at Torcross. There is allocated private parking, along with guest parking.

## SERVICES

Mains electricity & water. Private water and drainage. Electric heating. Super fast broadband is available at this location.

Full mobile coverage via Three, EE, Vodafone and O2 are available at the property.

## TENURE

Leasehold - 999 year lease from 1983 with 958 years remaining. Service charges £2200 per year to include ground rent, water, pool, garden, window cleaner and sinking fund.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

## VIEWING ARRANGEMENTS

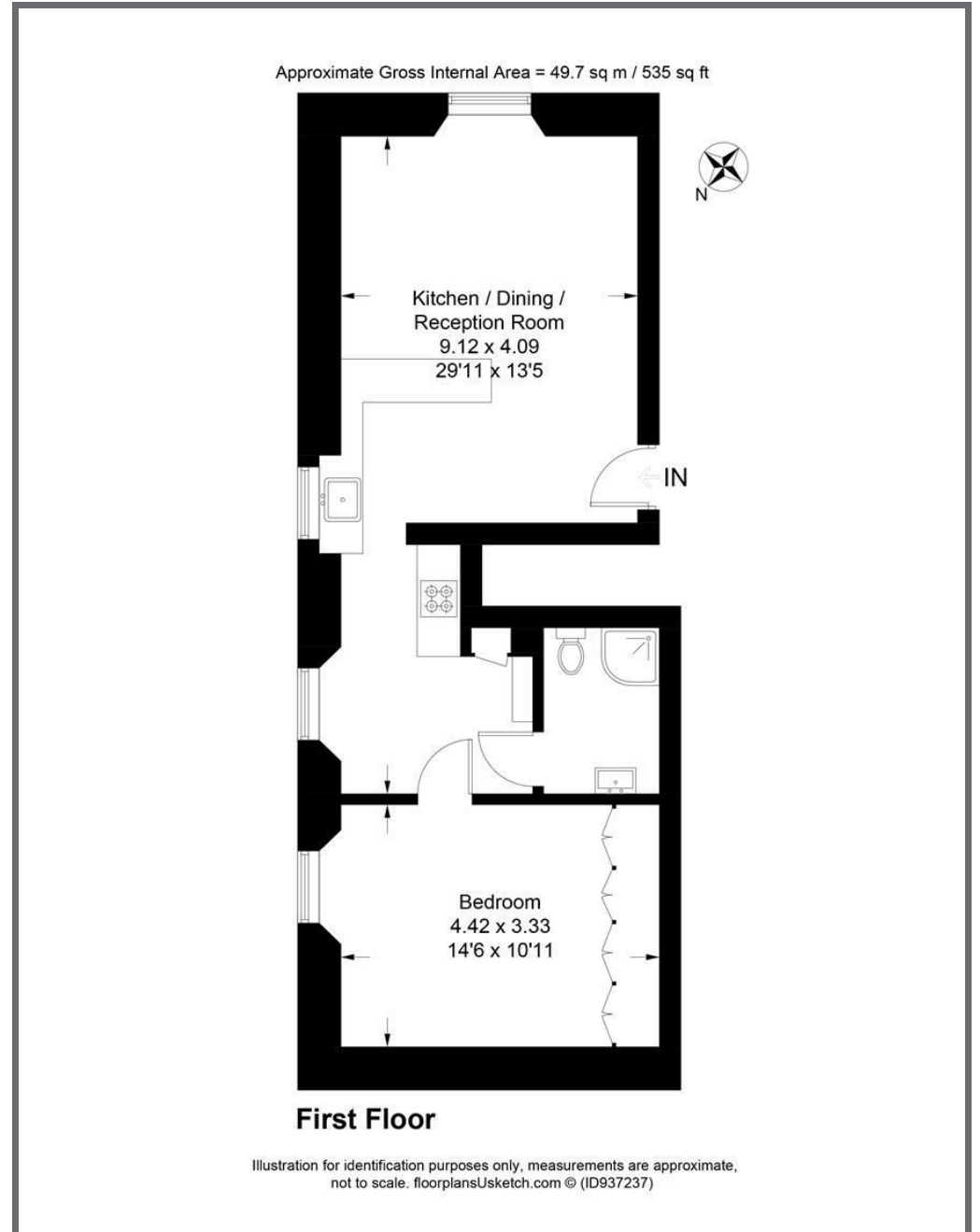
Strictly by appointment please through our Kingsbridge branch.

## DIRECTIONS

From Kingsbridge, take the A379 sign posted for Torcross. On arriving at Stokenham proceed over the mini roundabout and continue along the A379 until you reach the turning for Kiln Lane on your left. Proceed along Kiln Lane and the entrance for Stokeley Manor will be located on your right-hand side. Continue into the gravelled parking area and a buzzer for Flat 5 will be found on the left hand side of the main door.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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