







1 The Plat

Strete, TQ6 0SE

Located in the heart of the coastal village of Strete, 1 The Plat is a beautifully presented three-bedroom semi-detached house enjoying front and rear gardens, a single garage, and views of the sea at Start Bay.

1 The Plat comprises entrance hall, downstairs cloakroom, modern kitchen with a range of integrated appliances, space for fridge and freezer and views over the front garden. Located to the rear of the ground floor is the generous living room benefiting from a modern finish with log burner with slate hearth, French doors leading to the rear garden, space for a dining room table and understairs storage.

Stairs lead from the entrance hall to the first floor landing with a cupboard, the first floor offers two spacious double bedrooms, the master bedroom enjoys views of the sea and a built in wardrobe. There is a further single bedroom with views over the rear garden to the sea in the distance and the contemporary family bathroom comprising bath, pedestal hand basin and WC.

Located to the front of 1 The Plat is beautifully maintained with a manicured lawn area, seating space, range of mature shrubs and flowers and a path leading to the front door.

To the rear is a further garden accessed via the living room, the garden is fully patioed and benefits from a sunny aspect creating the ideal space for al fresco dining throughout the year. The rear garden is fully enclosed with space for a shed and ample room for an abundance of plants and flowers. 1 The Plat also benefits from a single garage with parking to the front.

The sought after village of Strete commands outstanding sea views and wonderful walks. The village is located five miles to the west of the naval town of Dartmouth and ten miles to the east of Kingsbridge. The village has a shop and post office, pub, restaurant, and church. The beautiful unspoilt Slapton Sands and freshwater Ley are within a mile to the South.

- Coastal Village Location
- Front and Rear Gardens
- Three Bedrooms
- Single Garage
- Sea Views
- Beautifully Presented
- Naturally Light and Bright
- Nearby Amenities
- Short Walk to the Beach
- Log Burner



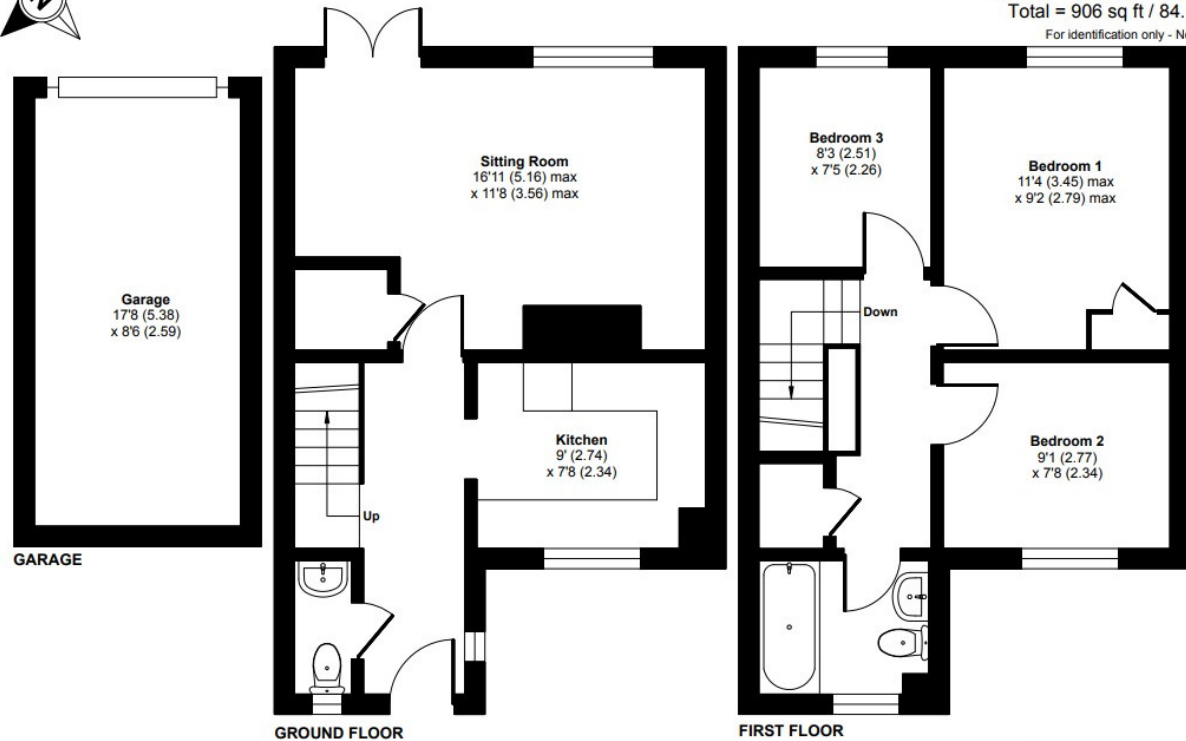
62 Fore Street, Kingsbridge, Devon, TQ7 1PP
Telephone 01548 857 474
kingsbridge@luscombemaye.com

www.luscombemaye.com

Located a short walk from the beach, 1 The Plat offers naturally light and bright modern accommodation with three bedrooms, front and rear gardens and a single garage with parking to the front.

The Plat, Strete, TQ6

Approximate Area = 756 sq ft / 70.2 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 906 sq ft / 84.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2023. Produced for Luscombe Maye. REF: 1050139



SERVICES

Mains electric, water, gas and drainage.

COUNCIL TAX

The property is in Council Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 857 474

DIRECTIONS

From Kingsbridge take the A379 to Strete passing through the villages of East and West Charleton, Frogmore, Chillington, Stokenham and Torcross. On entering the village of Strete past the Kings Arms Public House on the right hand side and take the left hand turning opposite the Post Office sign posted Blackawton. Follow this road up and take the first left on to Hynetown Road, 1 The Plat is on the left on the corner as you turn into The Plat.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	47	
(21-38)	F		