





Luscombe
Maye Since 1873



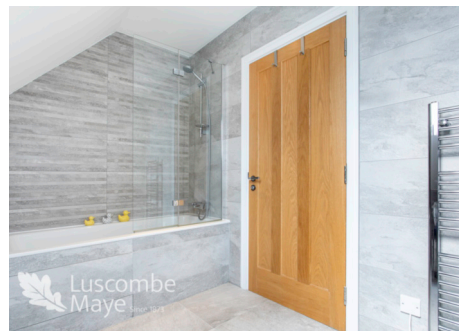
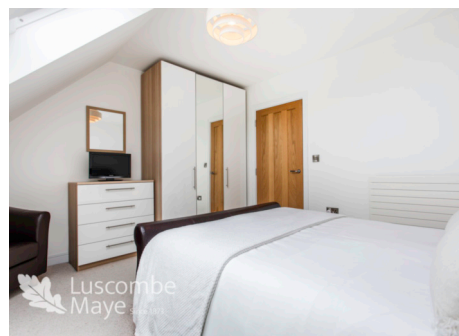
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Apartment 11, Ocean Breeze

Dartmouth Road, Stoke Fleming, TQ6 0QS

Entering the property on the lower level, stairs take you up to a hallway with doors to the bedroom and bathroom. The bedroom is a great size with large skylight windows, the bathroom is beautifully tiled comprising a bath with shower over, toilet and hand basin. Similarly to the bedroom, the bathroom also has a skylight. At the end of hall you reach the open plan kitchen/dining/living room with floor to ceiling bi-fold doors leading out to the large and extremely private South facing balcony. The view across the sea stretching from Dartmouth to Start Bay is totally immersive and makes the time spent in the open plan room an absolute delight.

Well established and maintained communal gardens surround the property and capture sun all day long. There is also an allocated space in the gated car park.

- **Exclusive Penthouse Apartment**
- **Outstanding Sea Views**
- **Open Plan Living**
- **Large Private Balcony**
- **High Quality Fittings Throughout**
- **Extremely Well Presented**
- **Low Maintenance**
- **Successful Holiday Let**
- **Allocated Parking**

An exclusive penthouse in the charming apartment block of Ocean Breeze. Occupying the south side of the top floor, this penthouse commands arguably one of the best views on the South Devon coastline.



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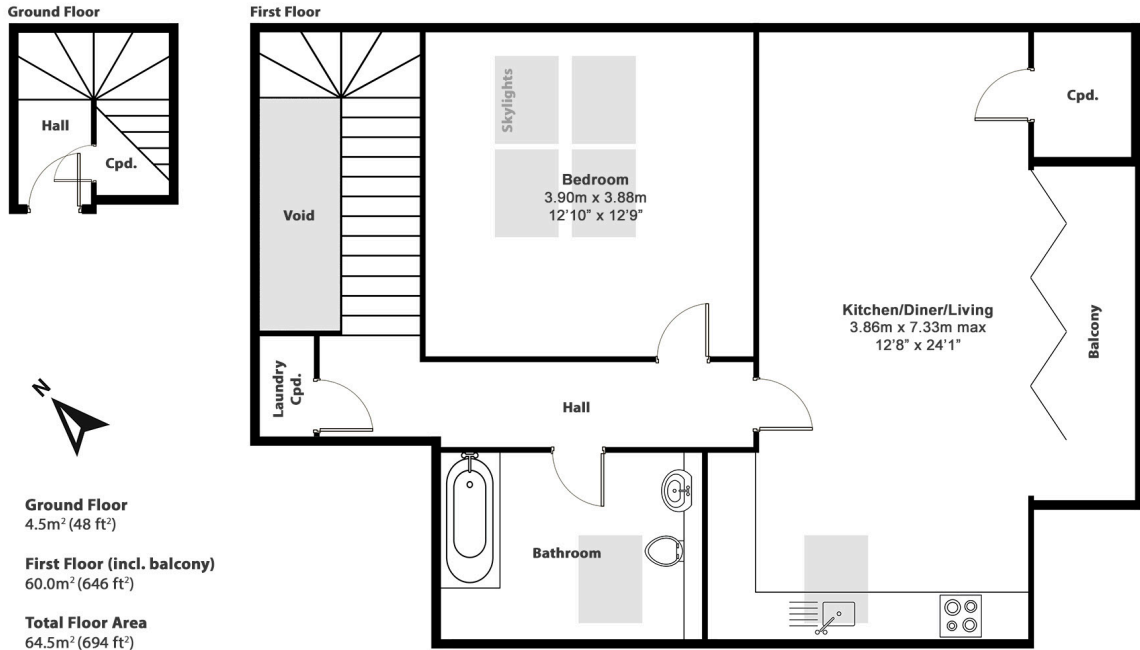


Illustration for identification purposes only, measurements are approximate, not to scale.

SERVICES

Mains electric, water, drainage and gas

COUNCIL TAX

The property is in Council Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

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

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01803 869920

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 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		