



41, Start Bay Park



# 41, Start Bay Park

Strete, Dartmouth, Devon TQ6 0RY

Dartmouth 5 miles Kingsbridge 9 miles Totnes 13 miles

A wonderful, detached bungalow situated in a sought-after coastal village with front and rear gardens, parking and garage.

- Level Access
- Parking & Garage
- Solar Panels
- Freehold
- 3 Bedrooms
- Sought-After Coastal Village
- Low Maintenance Garden
- EPC C / Council Tax E

Guide Price £495,000

## SITUATION

The coastal village of Strete lies within the South Devon Area of Outstanding Natural Beauty. This picturesque parish is the gateway to a wonderfully scenic stretch of coastal footpath which takes you to Stoke Fleming, via the stunning award winning beach at Blackpool Sands or in the other direction the beautiful three mile stretch of Slapton Sands and Slapton Ley. Strete itself benefits from a post office/general store, a public house and a parish church. Dartmouth is the closest town offering a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 16 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

## DESCRIPTION

Start Bay Park is a quiet residential area situated on the edge of the sought-after coastal village of Strete and only a short distance to the stunning beaches of Blackpool Sands and Slapton Sands as well as the glorious south west coastal path. 41 Start Bay Park is a beautiful, detached bungalow situated at the end of peaceful cul-de-sac. This wonderful home offers spacious and bright accommodation throughout including sitting/dining room, kitchen, three bedrooms, bathroom and separate cloakroom. Outside there is parking for several vehicles and a garage with electric roller door. To the front and rear of the property are low maintenance gardens providing plenty of space to sit and enjoy the delightful setting.



## ACCOMMODATION

A sliding patio door leads from the driveway to the entrance porch which has plenty of space for shoes and coats whilst providing a practical entrance when returning from a walk on the nearby coastal path. From the entrance porch is internal access to the garage and a door leading to the hallway and a cloakroom with WC and wash hand basin whilst there is also an airing cupboard with the hot water cylinder and a separate cupboard housing the oil fired boiler. The sitting/dining room is a wonderful, light space with dual aspect windows bathing the room in natural light whilst a characterful, multi-fuel stove provides a warming focal point in the cooler months. The room has generous proportions and will easily accommodate a range of sitting and dining furniture. Next to the dining area is the kitchen which has a range of floor and wall mounted gloss, soft close units above and below tiled surrounds. There is an electric oven and space for a fridge and freezer and space and plumbing for a washing machine and dishwasher. A door leads from the kitchen to the side of the property and additional parking space.

The property offers three bedrooms, two of which will easily accommodate at least a double bed and have built in wardrobes. Bedroom three is currently utilised as a study but would make an excellent guest bedroom and also benefits from built in wardrobes as well as a patio door opening to the beautiful rear garden. The bedrooms are served by a tiled bathroom complete with bath with electric shower over, WC, wash hand basin and heated towel rail.

## OUTSIDE

To the front of the property is a delightful, low maintenance garden mostly laid to gravel with well stock borders offering a wealth of colour. To either side of the garden is space to park vehicles/boats with the main block paved driveway providing space for several vehicles in front of the garage with electric roller door. The 21 x 8ft garage has power, light and a door opening to the side of the property as well as internal door leading to the entrance porch. There is access either side of the property to the rear garden which is mostly paved and offers the perfect spot for alfresco dining and entertaining whilst enjoying a wonderful rural outlook.

## TENURE

Freehold.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Solar Panels.

Superfast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

## VIEWING

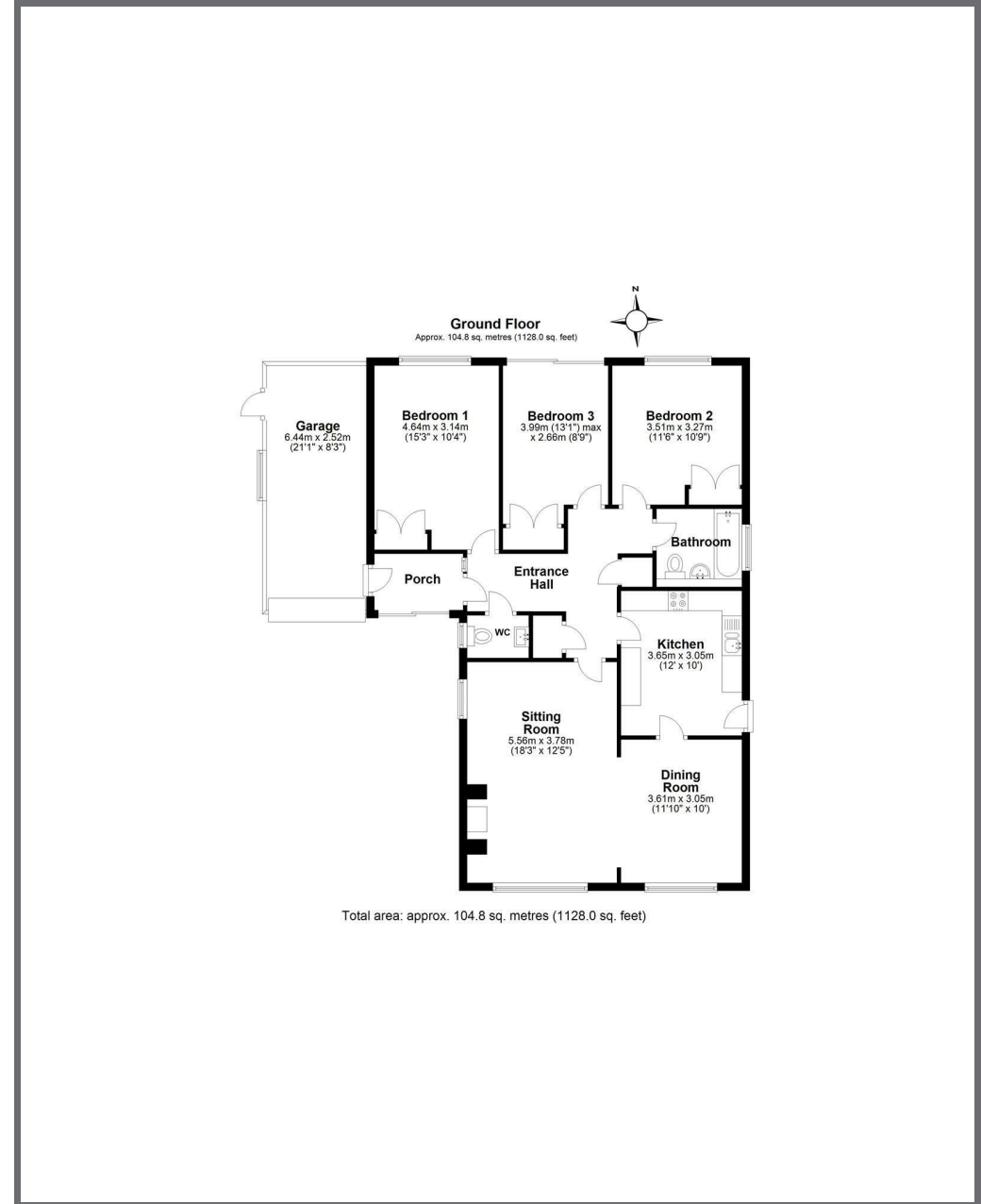
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From Stags Dartmouth office take the coastal road towards Stoke Fleming passing through the village and onto Strete. On approaching the centre of the village, turn right onto Totnes Road. Continue on passing the church and village hall before turning right on to Start Bay Park. Turn left and left again where you will find the property on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	80

EU Directive 2002/91/EC

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