



Moortosea



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Totnes Road, Strete, Devon, TQ6 0RU

Dartmouth 5 miles Kingsbridge 9 miles Totnes 13 miles

A beautifully presented, detached property situated on the edge of a sought-after village enjoying wonderful far-reaching views.

- Wonderful Far-Reaching Views
- Garden
- Sought-After Coastal Village
- Freehold
- Driveway Parking
- 3 Bedrooms
- Spacious Sitting/Dining Room
- EPC C / Council Tax E

Guide Price £525,000

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

Moortosea is situated on the edge of the coastal village of Strete and only moments from the stunning south Devon coastline. The property is aptly named due to the far-reaching views available from Start Bay, across the rolling South Hams countryside and to Dartmoor in the distance. Moortosea offers a spacious sitting/dining room with large patio doors leading to the garden and the stunning views beyond. There is a well equipped kitchen and useful utility room as well as three double bedrooms, a separate study a bathroom and shower room. Outside there is off-road parking for two vehicles and a low maintenance garden.



ACCOMMODATION

A patio door leads to the entrance porch and front door which in turn opens to the entrance hall which has plenty of space for shoes and coats. Accessed from the entrance hall is a useful, ground floor shower room with WC, wash hand basin and heated towel rail. The kitchen is at the heart of the home and features a range of floor and wall mounted units above and below tiled surrounds whilst there is also ample work surfaces which wrap around to create a breakfast bar making this a sociable space and perfect for entertaining. The kitchen is well equipped with a comprehensive range of integrated appliances for home chefs including; electric oven, hob, steamer, microwave, espresso machine, warming drawer and dishwasher. Next to the kitchen is the utility room which has additional storage units, work surfaces, sink and space for a fridge/freezer and washing and drying machines. Leading on from the kitchen is the spacious sitting/dining room which has large patio doors opening to the garden and provides wonderful views over the surrounding countryside. Completing the accommodation on the ground floor is a versatile room currently used as the third bedroom which overlooks the front of the property and could equally be used as a study or hobbies room.

Stairs rise to the bright and airy first floor landing which features built in storage. Bedroom one overlooks the garden and benefits from the best views available from the property overlooking the rolling South Hams countryside and towards Dartmoor in the distance. Bedroom two is situated to the front of the property and enjoys sea glimpses over Start Bay. Both bedrooms will accommodate a double bed and have built in wardrobes. Also on the first floor is a study/dressing room. The bedrooms are served by a smartly finished family bathroom with separate shower, WC, wash hand basin and heated towel rail.

OUTSIDE

The property is approached via a gravel driveway which provides off-road parking for two vehicles. The low maintenance garden to the rear is mostly laid to lawn and can be accessed either side of the property from the driveway. The garden has mature shrub borders and also a large shed.

TENURE

Freehold.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage - The septic tank is shared with the neighbour and costs approx £120 every 12-18 months.

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

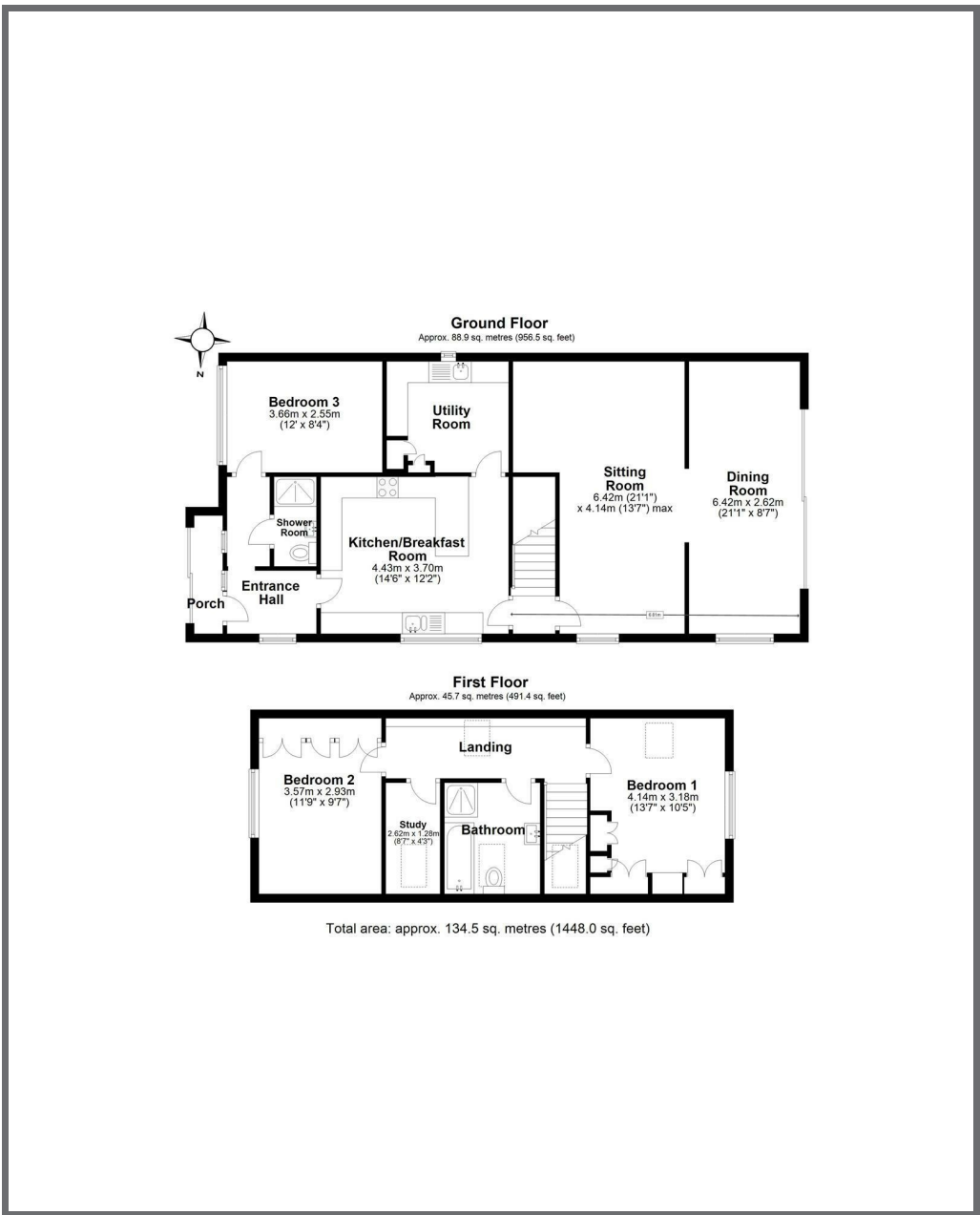
Strictly by prior appointment with Stags on 01803 835336.

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 on the left 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		91
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336