



Shearwater



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17 Start Bay Park, Strete, Devon, TQ6 0RY

Dartmouth 5 miles Kingsbridge 9 miles Totnes 13 miles

A detached, bungalow in need of general refurbishment occupying a large corner plot and enjoying sea views.

- No Onward Chain
- In Need of General Refurbishment
- Parking & Garage
- Sea Views
- Large Corner Plot
- Sought-After Coastal Village
- Freehold
- EPC F / Council Tax E

Guide Price £450,000

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. Shearwater occupies one of the largest plots on Start Bay Park and presents an exciting opportunity to create a wonderful home enjoying sea views over Start Bay. The property is now in need of general refurbishment but offers scope for extension (subject to necessary permissions). The accommodation includes a sitting/dining room and conservatory overlooking the front of the property. The kitchen features a range of floor and wall mounted units above and below tiled surrounds and has space for an electric oven, fridge/freezer and washing machine. A door leads from the kitchen to the wrap around terrace which is perfect for alfresco dining.

To the rear of the property are three bedrooms which overlook the gardens, two of which will accommodate a double bed. The bedrooms are served by a generous bathroom with separate shower, WC, wash hand basin and heated towel rail whilst there is also an additional separate WC.

OUTSIDE

The driveway leads from Start Bay Park to the front of the property and the garage whilst providing space to comfortably park two vehicles. The sizeable garage has power, light and a door leading to the garden. The gardens are mostly laid to lawn and wrap around the property and are bordered by a variety of mature shrubs and trees providing a wealth of colour and privacy.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Electric radiator throughout.

Superfast broadband available at this location and various mobile networks are available at this location. Mobile Network provided by three is not available (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. Follow the road to the end where you will find the property 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.



Ground Floor
Approx. 93.6 sq. metres (1007.4 sq. feet)

Total area: approx. 93.6 sq. metres (1007.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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