



30, Start Bay Park



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Strete, Dartmouth, 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 beautiful sea views.

- Sea Views
- 5 Bedrooms (1 Ensuite)
- Ample Off Road Parking
- Freehold
- Sought-After Coastal Village
- Front and Rear Garden
- Large Decked Balcony
- EPC E / Council Tax E

Guide Price £579,995

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. 30 Start Bay Park is a beautiful, detached bungalow situated at the end of peaceful cul-de-sac, boasting glorious sea views. This wonderful home offers spacious and bright accommodation throughout including sitting room, kitchen, conservatory, five bedrooms, family bathroom, ensuite and utility. Outside there is off-road parking for three cars, delightful front and rear gardens and a spacious balcony to make the most of the stunning views.



ACCOMMODATION

The front door of 30 Start Bay Park leads into the spacious entrance hallway with smart engineered oak flooring throughout. Leading straight on from the hallway is a generous kitchen which has a range of shaker-style floor and wall mounted units above and below tile surrounds. The space offers an integrated electric oven, hob, dishwasher, fridge, separate freezer and plenty of worktop space for prepping food. A door immediately to the left of the entrance leads into a large carpeted sitting room which features a decorative and functional wood burner. This room benefits from plenty of natural light, but maintains a cosy feel making this a perfect space to relax in summer through to winter. Both the kitchen and sitting room lead directly into the conservatory. This gorgeous room boasts beautiful views of the sea and has plenty of space for a large dining room table. A wonderful place to enjoy the view or to entertain guests. A door on either side of the conservatory leads onto the balcony that spreads the length of the property with access into the garden.

Further down the hallway is the family bathroom offering a bath with shower over and tiled surrounds, basin, WC and storage. Statement tiles on the floor of the room make this attractive and modern space. Next to the bathroom is bedroom five, a bright and airy single room with views onto the front garden. This room would make a great guest bedroom or office space. Opposite bedroom five is bedroom two, which has space for a double bed. This room enjoys beautiful views of the main garden and out to sea. Bedroom one is next along the corridor. This is a beautifully bright space with generous proportions and space for at least a double bed. It offers not only an ensuite shower room with an electric shower, basin and WC, but a walk-in wardrobe. This bedroom also has access onto the decking at the front of the property meaning you can step out and enjoy the views as soon as you wake up. There are two further interconnecting bedrooms, number three and four. Both these rooms have space for at least a double bed. Bedroom number three is carpeted and has practical built in wardrobes, while bedroom number four has built in cupboard space and engineered oak flooring. A door from bedroom number four leads you into the utility. This functional room has space for the washing machine and tumble drier as well as a small workshop.

OUTSIDE

To the front of the property there is ample space to park 3 vehicles on a gravel driveway, as well as a level lawn. Mature shrubs surround the front garden, creating a sense of privacy. To the rear of the property is another large enclosed garden mostly laid to lawn and bordered by well established trees, hedges and shrubs that provide a wealth of colour. Accessed from the front garden or from the conservatory is the decked balcony. The generous space allows you to make the most of the views and has ample space for a table and chairs as well as being the perfect spot to display potted plants.

TENURE

Freehold.

SERVICES

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

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

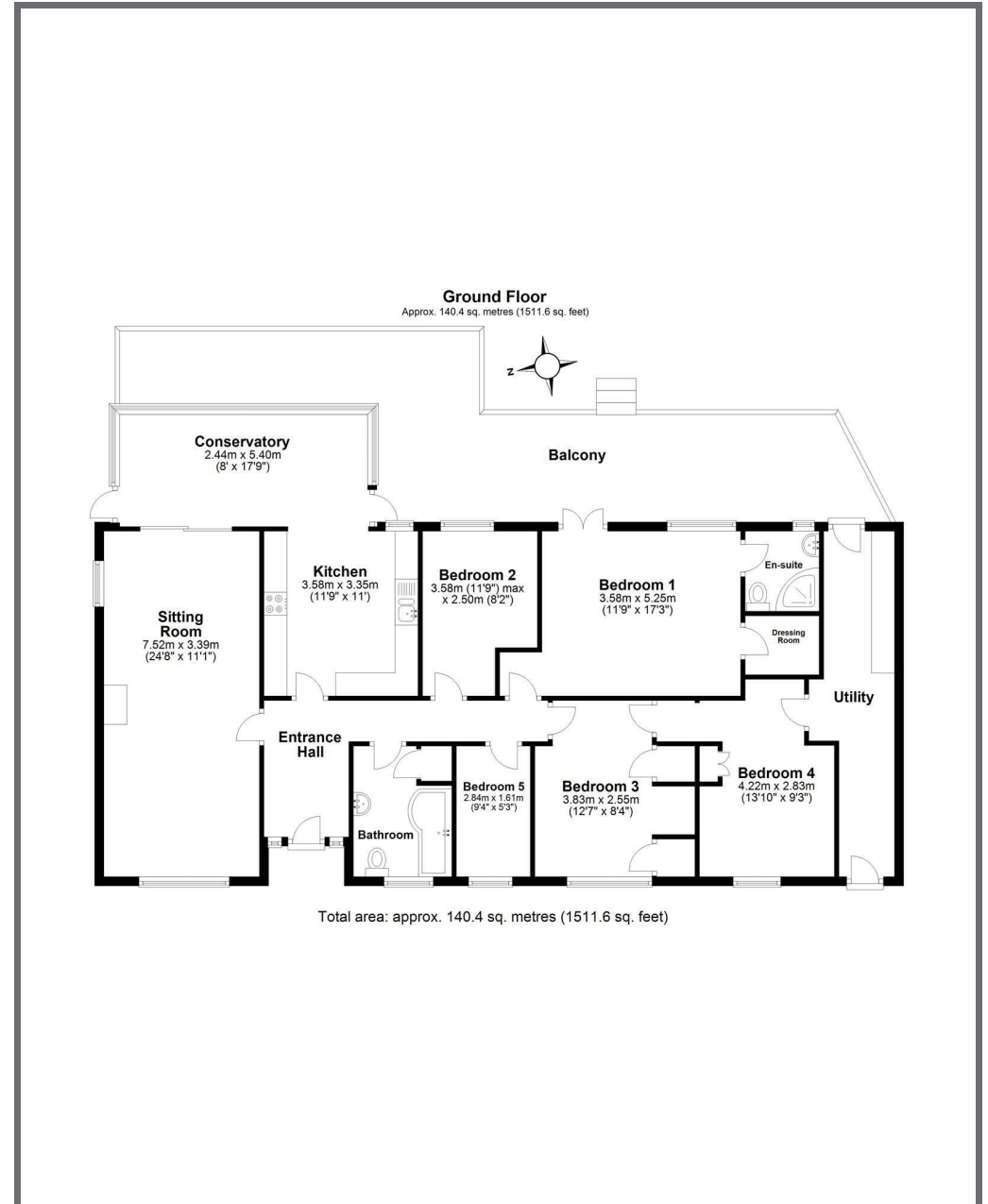
Strictly by prior appointment with Stags on 01803 835336.

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 then right where you will find the property at the bottom of the road.



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	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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