



23, Bidders Close



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Stoke Fleming, Dartmouth, Devon TQ6 0NZ

Dartmouth 3 miles Kingsbridge 12 miles Totnes 13 miles

A beautiful family home situated in a popular residential area in the sought-after village of Stoke Fleming.

- Popular Residential Area
- Front & Rear Gardens
- Loft Room
- Freehold
- 3 Bedrooms
- Open Plan Living Space
- Utility Room
- EPC F / Council Tax B

Guide Price £325,000

SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store, active church, village hall, a restaurant and a village pub at its centre. Located within the South Hams, an Area of Natural Outstanding Beauty with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay. Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few miles away should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops. 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 20 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

Bidders Close is a popular yet quiet residential cul-de-sac in the sought-after village of Stoke Fleming. The property is conveniently situated within walking distance of all the village amenities on offer and is less than a mile to the beautiful Blackpool Sands Beach. This wonderful family home offers balanced accommodation to include; a sitting room and open kitchen/breakfast room to the ground floor. A useful utility provides additional storage as well as access to the enclosed rear garden. On the first floor there are three bedrooms and the family bathroom whilst the is also a spacious loft room enjoying wonderful views over the village.



ACCOMMODATION

The front door leads to the entrance hall and in turn the sitting room which has a window overlooking the front garden and built in media unit. Laminate flooring flows through to the kitchen/breakfast room which has a central peninsula with inset sink and breakfast bar which loosely divides the room making this a social space and perfect for entertaining. The kitchen features a range of floor and wall mounted units above and below tiled surrounds as well as offering an integrated electric oven and hob whilst there is space for a fridge/freezer and dishwasher. A door leads from the kitchen to a most useful utility room with additional storage units and work surfaces and space and plumbing for a washing machine. The utility also provides access to the rear garden.

Stairs rise to the first floor landing and three bedrooms. Bedrooms one is of a generous size and will easily accommodate at least a double bed and has a built in wardrobe as well as a window overlooking the rear garden. Bedrooms two and three are situated to the front of the property and both enjoy glimpses of the sea. Stairs rise from bedroom three to the loft room which is spacious and with good head height. The room features a large Velux window which offers wonderful views across the village to the church and to the sea in the distance and there is easy access to plentiful eaves storage. The bedrooms are served by a smartly finished bathroom complete with bath with shower over, WC, wash hand basin and heated towel rail.

OUTSIDE

A path leads from Bidders Close to the front door passing an area of lawn bordered by mature shrubs. To the rear of the property is an enclosed, west facing garden which is mostly laid to lawn and ideal for alfresco dining. There is a useful shed for storing garden furniture and tools whilst a pedestrian gate leads to a rear lane.

TENURE

Freehold.

SERVICES

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

Ultrafast 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

On leaving Dartmouth proceed up College Way past the Naval Collage, turn left at the roundabout signposted Stoke Fleming (A379). Continue through to the village

AGENTS NOTE

This property is subject to a Devon covenant - any purchaser must have lived or worked in Devon for the last 3 years.



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		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 99.7 sq m / 1073 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119561)



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