



Mew Stone View



# Mew Stone View

3 Start Bay Park, Strete, 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, garage and sea views.

- Level Access
- Parking & Garage
- Sea Views
- Freehold
- 2 Bedrooms
- Sought-After Coastal Village
- Private Garden
- EPC D / Council Tax D

Guide Price £430,000

## 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. Mew Stone View is a beautiful, detached bungalow situated in a peaceful cul-de-sac with views of the sea. This wonderful home offers spacious and bright accommodation throughout including sitting/dining room, kitchen, two bedrooms, bathroom and ensuite. Outside there is parking for two vehicles and a single garage. To the front and rear of the property are low maintenance gardens providing plenty of space to sit and enjoy the delightful setting.



## ACCOMMODATION

The front door leads 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. Leading from the porch is a spacious sitting room which is a bright and airy reception space with plenty of space for both sitting and dining room furniture. Various windows flood the room with sunlight and offer a beautiful views of the sea, the Mew Stone and the Daymark. The kitchen is loosely separated from the sitting room making this a sociable space and perfect for entertaining. There are a range of floor and wall mounted units above and below tiled surrounds and integrated appliances including; electric oven and hob and space for a fridge, dishwasher and washing machine. The gorgeous wooden cladding on the ceiling adds real character to the room and there is a separate door that leads from the kitchen to the side of the property and onto the back garden.

The property offers two double bedrooms. Bedroom one has generous built in wardrobe and access to the garden. The large windows and glass door leading to the garden create a gorgeous outlook and easy access to outside. There is also a well equipped ensuite bathroom with a bath with shower over, wash basin and WC. The ensuite has plenty of storage with a cupboard under the sink and large built in cupboard. Bedroom two has a door leading directly into the conservatory which is a wonderful, bright and sunny space and means bedroom two shares the same attractive outlook into the garden as bedroom one. The conservatory is a very private and a peaceful place to relax with a book or cup of tea. Completing the accommodation is bathroom located next to bedroom two, with tiled floor and surrounds, bath with shower over, WC and wash basin.

## OUTSIDE

To the front of the property is a block paved driveway offering plenty of space to park two vehicles. Next to the driveway is a neat lawn bordered by a mature hedge and a substantial single garage with power and water supply. There is side access around the property to the rear garden where there is a paved patio, perfect for displaying potted plants and an area of lawn with mature shrub borders and a delightful pond. The back garden is incredibly private with plenty of space for garden furniture, making it a wonderful space for alfresco dining and entertaining.

## 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](mailto:customer.services@southhams.gov.uk).

## VIEWING

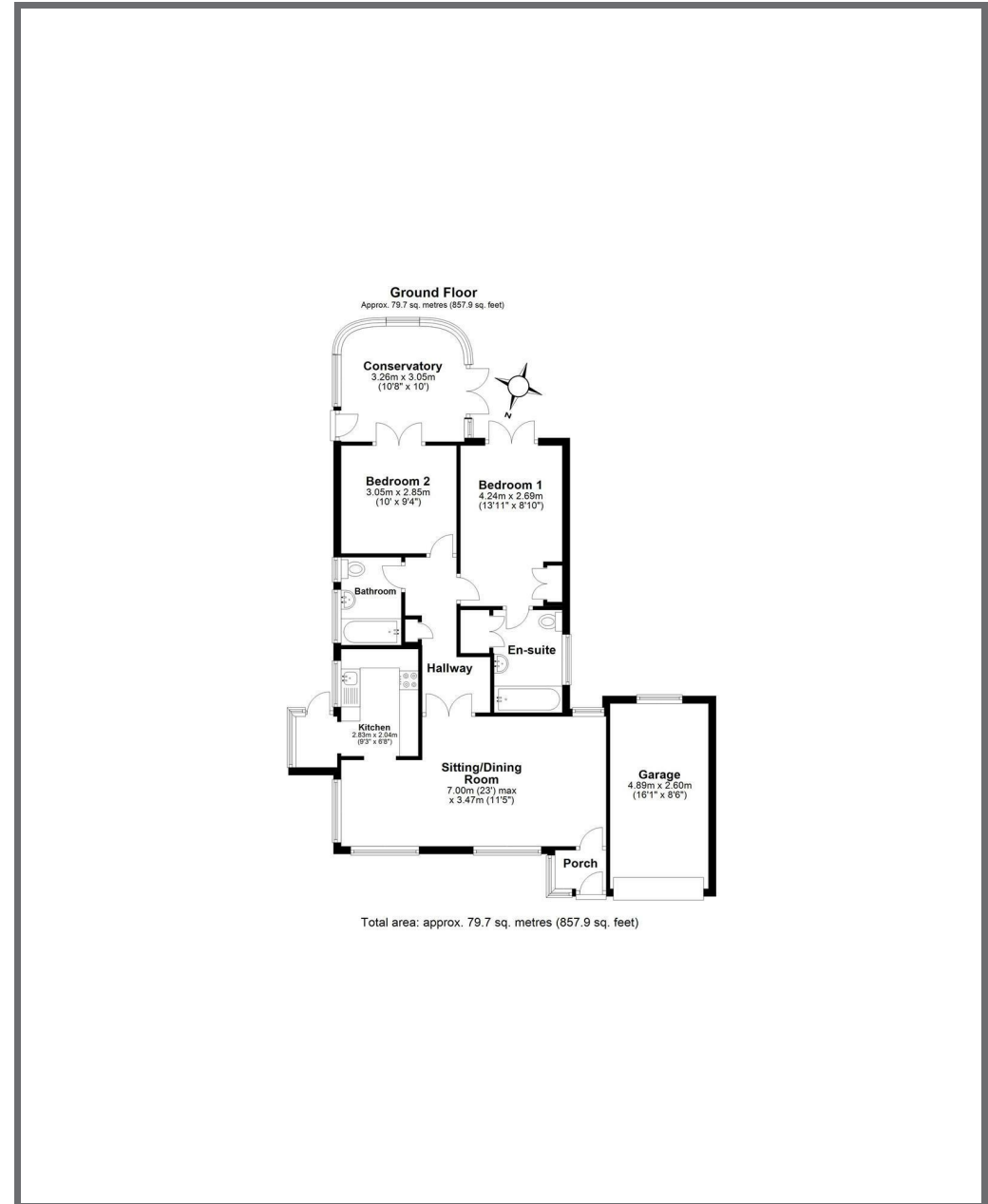
Strictly by prior appointment with Stags on 01803 835336.

## 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 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		83
(69-80)	C		
(55-68)	D	62	
(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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