STAGS

# 10, Crestway

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Strete, Dartmouth, Devon TQ6 0SF

Dartmouth 5 miles Kingsbridge 9 miles Totnes 13 miles

## A detached 3 bedroom house occupying a generous corner plot with mature gardens, parking and double garage.

- No onward chain
- Double garage & parking
- In need of modernisation
- Freehold
- 3 bedrooms
- Garden
- Quiet cul-de-sac
- EPC E / Council tax E

## Guide Price £475,000

**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**

Crestway is a quiet residential area on the edge of the pretty South Hams village of Strete and only moments from the South West coast path. 10 Crestway occupies one of the largest plots and is tucked in the corner of this peaceful cul-de-sac and backs on to the rolling South Hams countryside. The accommodation which would benefit from modernisation is bright and spacious comprises of a sitting/dining room, conservatory, kitchen, utility room, study, cloak room and shower room to the ground floor. On the first floor there are three double bedrooms and an additional bathroom. Outside there is ample off road parking, a double garage and wrap around gardens,

## ACCOMMODATION

A sliding door leads to a porch which in turn opens to the entrance hallway which has a cloakroom with WC and wash hand basin and a separate shower room with shower cubicle and heated towel rail. The sitting/dining room overlooks the front of the property and is bright and spacious with a stone fireplace providing a focal point. A sliding door leads from the dining area to a conservatory which has French doors opening to the garden and provides a wonderful spot to sit and enjoy the peaceful setting. The kitchen features a range of floor and wall mounted units above and below tiled surrounds and features an integrated electric oven, gas hob and there is space for a dishwasher. Next to the kitchen is a most useful utility room which houses the LPG fired Vaillant boiler and provides space for a fridge/freezer and washing machine as well as offering another door to the garden. Completing the accommodation on the ground floor is a study which over looks the front of the property.

Stairs rise to the bright first floor landing which offers useful built in storage. Bedroom one is of generous size and enjoys beautiful views over the surrounding countryside. Bedrooms two and three will both accommodate a double bed as well as storage furniture. The bedrooms are served by a bathroom with bath, WC, wash hand basin and heated towel rail.

## OUTSIDE

To the front of the property is a block paved driveway providing ample parking for several vehicles and leads to the double garage. The garage has one electric roller door and one manual up and over door and offers plenty of storage space as well as having power and light. Next to the garage is a shed providing additional storage for garden tools and equipment. The good sized, private garden wraps around the property and is mostly laid to lawn with mature shrubs and hedging to the borders. A sizeable paved terrace to the rear of the property provides the perfect spot for alfresco dining and entertaining.

## TENURE

Freehold.

## SERVICES

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

## 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

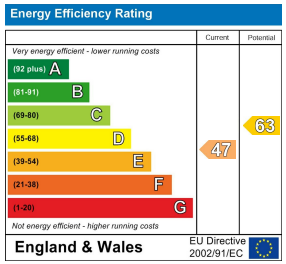
Strictly by prior appointment with Stags on 01803 835336.

## 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 and opposite the Church, turn left onto Hyne Town Road. Proceed along Hyne Town Road before turning right onto Crestway. Bear right and No. 10 will be found in the corner.

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.

Total area: approx. 122.1 sq. metres (1314.8 sq. feet)

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