



South View



Dartmouth 3 miles; Kingsbridge 12 miles;
Totnes 13 miles

A characterful period home with spacious accommodation and a delightful garden, set in a sought-after coastal village

- Characterful period terraced home
- Sociable open-plan living space
- Stylish and individual interior throughout
- Separate garden with decking and planting
- Useful outbuildings including garden room
- Sought-after South Hams village
- Nearby schools, shops and pub
- Easy access to the coast
- Freehold
- Council tax band D

Guide Price £350,000

SITUATION

Stoke Fleming is a highly sought-after South Hams village set within an Area of Outstanding Natural Beauty, enjoying an elevated position above Start Bay. The village offers a strong community with a primary school, shop with Post Office, public house, restaurant, church and village hall, along with sports facilities.

Blackpool Sands, an award-winning beach, lies less than a mile away, while the historic town of Dartmouth provides a wide range of shops, restaurants and galleries. Totnes offers mainline rail links and access to the A38 for Exeter, Plymouth and beyond.

DESCRIPTION

A charming and deceptively spacious period home arranged over three floors, South View combines character features with a stylish and individual interior. The property offers a light and sociable feel, centred around an impressive open-plan living space, while exposed stonework, fireplaces and timber detailing add warmth and character throughout.

The well-balanced accommodation is ideally suited to family living or as a coastal retreat, complemented by a delightful garden and useful outbuildings.

ACCOMMODATION

The property is entered into an impressive open-plan kitchen/dining/sitting room, a spacious and sociable area forming the heart of the home. The kitchen is fitted with a range of units and work surfaces with space for appliances and dining, while the sitting area is arranged around a fireplace with a log burner, creating a cosy focal point. There are also useful storage cupboards.

Stairs rise to the first floor, where there are two bedrooms and a family bathroom.

A further staircase leads to the second floor, providing two additional bedrooms.

OUTSIDE

The property is approached directly from Church Road.

To the rear, a shared pathway provides access to a separate garden, which is not directly adjoining the house. The garden itself is attractively arranged with areas of decking and planting, offering a pleasant and private space for outdoor seating and entertaining.

There are also useful outbuildings, including a garden store and a timber garden room, providing additional versatility for storage or leisure use.

SERVICES

Mains water, electricity and drainage. Electric heating via radiators together with a log burner.

According to Ofcom, ultrafast broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps. Mobile coverage is likely with EE outdoors, and with O2, Three and Vodafone both indoors and outdoors, although coverage may vary depending on provider and exact location.

There is a right of way along the rear pathway providing access for neighbouring properties.

DIRECTIONS

From Dartmouth proceed up College Way past the Naval College and at the roundabout turn left onto the A379 signposted Stoke Fleming. Continue into the village and, upon reaching the village shop, turn right into Church Road. The property will be found straightaway on the right hand side.

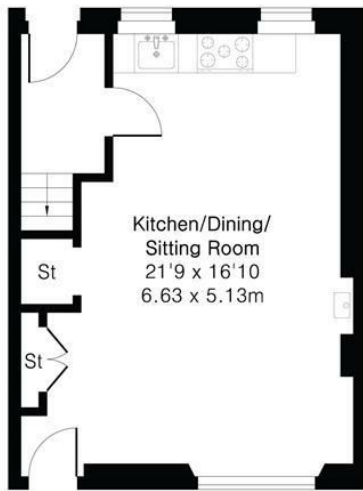


Approximate Gross Internal Area 1231 sq ft - 114 sq m

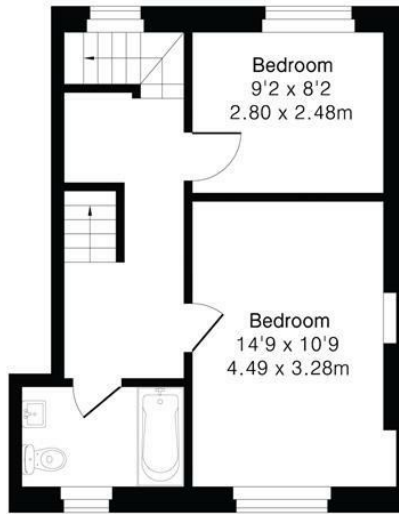
Ground Floor Area 377 sq ft – 35 sq m

First Floor Area 398 sq ft – 37 sq m

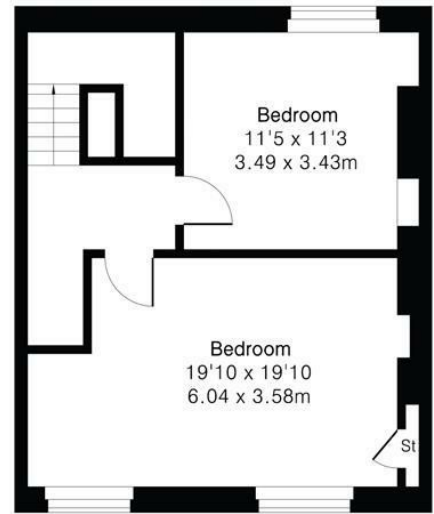
Second Floor Area 456 sq ft – 42 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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
(92-100) A	(81-91) B	(72-87) C	(55-67) D
(69-80) E	(46-68) F	(2-45) G	
Net energy efficient - higher scoring coats		71	49
England & Wales		EU Directive 2002/91/EC	

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