

31 VENN WAY  
STOKE FLEMING



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 31 VENN WAY, STOKE FLEMING

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A three bedroom detached bungalow occupying a corner plot on Venn Way, in a popular residential area within easy walking distance of the beautiful Blackpool Sands beach.

The property is also just a 10 minute walk from the village shop and post office, pub, library, village hall and a regular bus service, making it an ideal location for those seeking both coastal living and a strong sense of community.

This has been a much loved and cared for home for many years, including the installation of a new roof within the last two years, and offers comfortable and well-proportioned accommodation with excellent scope for some updating, providing an exciting opportunity for purchasers to create a stylish and personalised home.

The accommodation is arranged around a welcoming entrance hall which leads into a bright and spacious open-plan L-shaped living and dining room, featuring an attractive feature fireplace and an through to the dining area. The fitted kitchen offers a comprehensive range of base and wall units and opens through to a conservatory/breakfast room, with a door giving direct access to the rear garden.

The main bedroom benefits from an en-suite shower room, and there are two further double bedrooms, together with a family bathroom.

Set within its corner plot, the property enjoys a particularly peaceful and private setting, while remaining conveniently close to village amenities and the scenic walking routes of the South West Coast Path.

To the front of the property is a driveway providing off-road parking and access to the garage. The gardens wrap around the bungalow and include a front lawn and a private paved rear patio, offering a space for outdoor enjoyment and year-round interest from a wide variety of mature planting.

This is a home of genuine potential in one of South Devon's most desirable coastal villages, and early viewing is highly recommended.

The popular and sought after coastal village of Stoke Fleming is located approximately 3 miles to the west of Dartmouth. The village boasts an active community with a respected primary school, post office/stores, a popular public house, hotel and a bar/restaurant. The village is in a designated Area of Outstanding Natural Beauty and is close to the award winning Blackpool Sands beach, SW Coastal Footpath and unspoilt Start Bay coastline.





## KEY FEATURES

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- Detached Corner Plot Bungalow
- 3 Bedrooms
- 1 En Suite
- Large 'L' Shaped Living Room
- Conservatory Off The Kitchen
- Mature Garden & Paved Dining Patio
- Garage & Driveway Parking
- Within Walking Distance Of Blackpool Sands Beach





# PROPERTY DETAILS

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## Property Address

31 Venn Way, Stoke Fleming, Dartmouth, Devon, TQ6 0QJ

## Mileages

Dartmouth 3 miles, Kingsbridge 12 miles, Totnes 13 miles. All mileages are approximate.

## Services

Mains electricity water and drainage. Oil fired central heating

## EPC Rating

Current: E Potential: C

## Council Tax Band

D

## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Directions** From the centre of Dartmouth proceed up College Way passing the Britannia Royal Naval College on your right. At the mini roundabout turn left towards Stoke Fleming. On reaching Stoke Fleming, turn right into Ravensbourne Lane and at the T junction turn right into Venn Lane, proceed along the lane and turn right into Venn Way where the property will be found on the right hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.

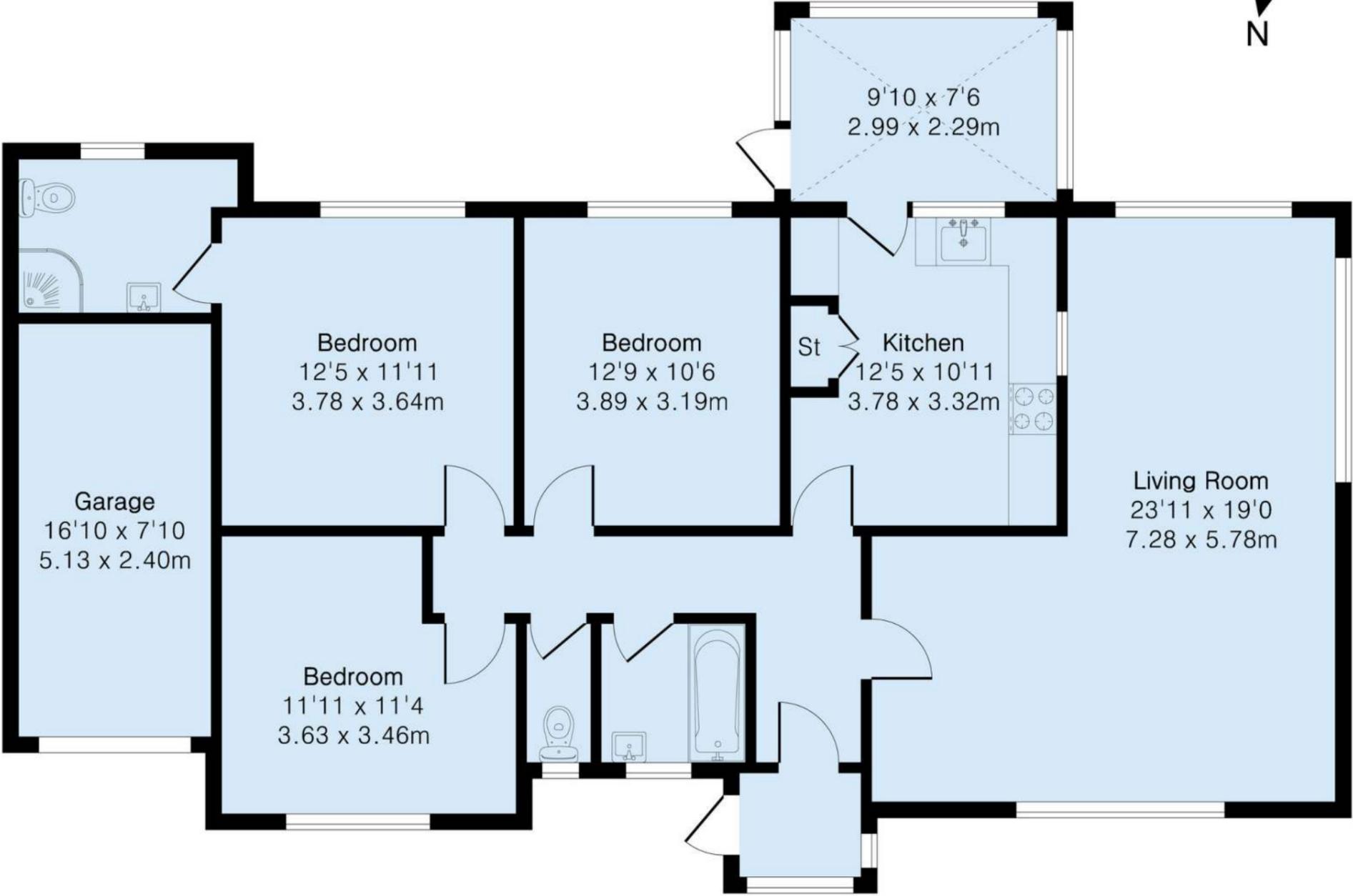


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# FLOOR PLAN

**Approximate Gross Internal Area 1235 sq ft - 115 sq m  
(Excluding Garage)**

Garage Area 133 sq ft - 12 sq m





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