



MILLARD
COOK



Dartmouth Road, Stoke Fleming

Guide Price **£230,000**

A refurbished 2 bedroom cottage with en-suite in a popular coastal village

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

- End cottage in popular coastal village
- Living room
- Dining room
- Kitchen
- 2 Bedroom
- En-suite & bathroom
- Study area
- Courtyard
- Store
- Near to Blackpool Sands

Tenure: Freehold

Property Type: End of Terrace House

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 2

Council Tax Band: C

2 Gatton Cottages is a well-presented and significantly improved period home, offering character and practical living in equal measure. Of particular note is the open-plan sitting/dining room with a wood-burning stove, a fitted kitchen, and a private rear courtyard. From the first floor, there are sea glimpses, along with two double bedrooms (one en-suite), a family bathroom, and a useful study area on the landing.

The property benefits from recently upgraded electric thermostatic heating throughout, along with newly installed double glazing for improved comfort and efficiency.

Accommodation (all measurements are approximate):
A canopied entrance leads into a welcoming hallway with a useful walk-in storage cupboard and stairs rising to the first floor.

The open-plan sitting/dining room provides a light and inviting living space. The sitting area features a shuttered front window and a cast Victorian-style fireplace, opening through to the dining area where a wood-burning stove forms a focal point. Patio doors lead directly out to the rear courtyard.

The kitchen is fitted with a range of base and wall units, with space for appliances including a washing machine, dishwasher, and fridge/freezer, along with a cooker and extractor.

On the first floor, the landing offers space for a small home office with a pleasant outlook across the village. The principal bedroom is a generous double with two windows and a feature fireplace. The second bedroom is also a double, enjoying sea glimpses and access to an en-suite shower room. A separate family bathroom is fitted with a white suite, and there is an airing cupboard housing the hot water tank.

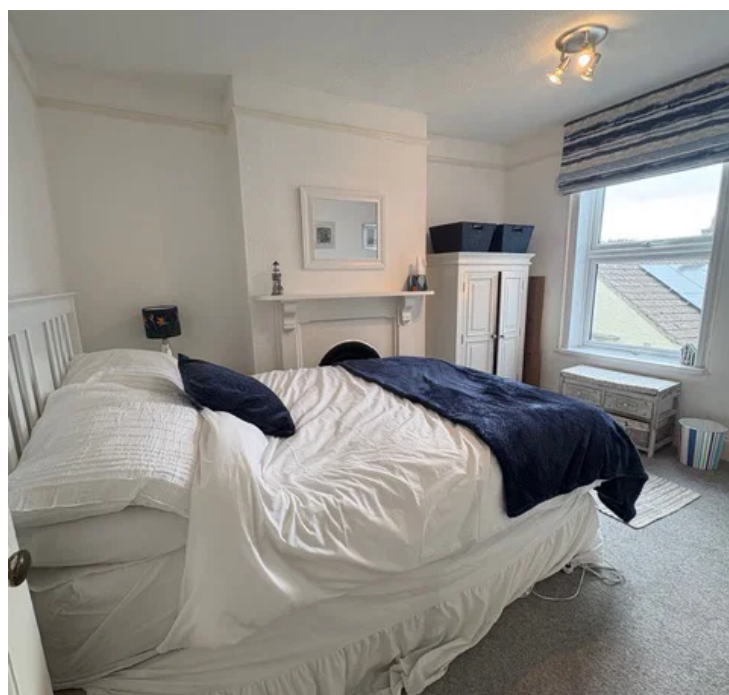
Outside:
To the rear is an enclosed courtyard garden with a tiled floor and stone wall boundaries, along with a useful storage shed.

Services. All mains connected, except gas (not in the village)

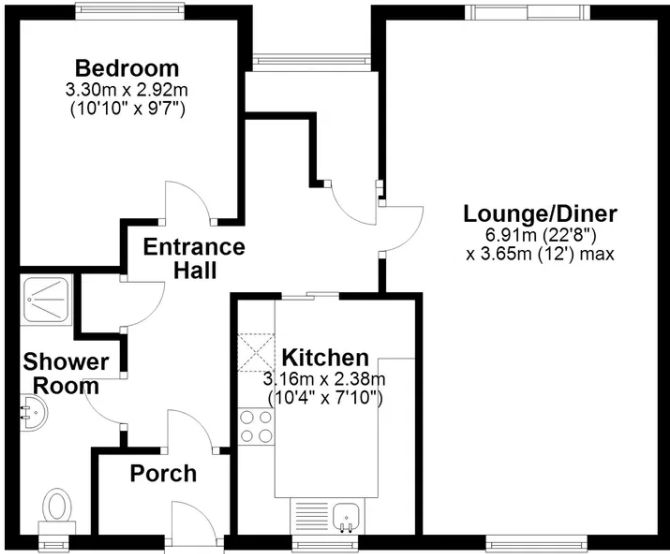
Postcode: TQ6 0NY

Council Tax Band: C

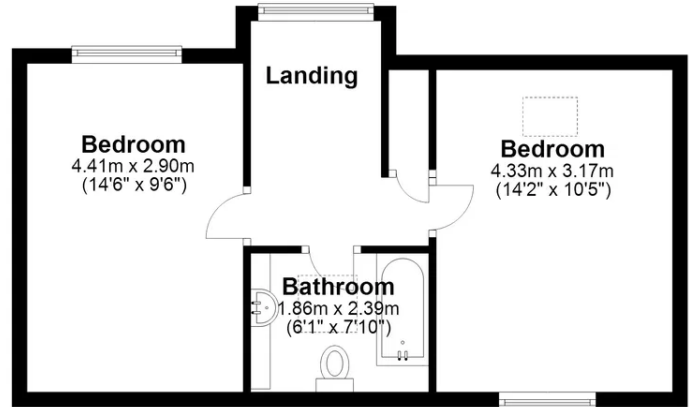
EPC Rating: F



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	30 F	
1-20	G		

Millard Cook

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