

15 PENHILL  
STOKE FLEMING



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 15 PENHILL, STOKE FLEMING

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A beautifully presented one-bedroom first-floor apartment occupying an enviable position in a stunning and peaceful coastal setting, enjoying truly magnificent far-reaching sea views across the South Hams coastline.

Situated within easy walking distance of the heart of the highly sought-after village of Stoke Fleming, this wonderful apartment also benefits from easy access to the renowned Blackpool Sands Beach, which can be reached in approximately 15 to 20 minutes via the South West Coast Path.

Lovingly maintained by the current owners as a cherished second home, the property offers stylish, low-maintenance accommodation that is perfectly suited as a lock-up-and-leave coastal retreat, holiday home, or holiday-let investment. The apartment enjoys an abundance of natural light throughout, creating a bright and welcoming atmosphere that perfectly complements its exceptional coastal surroundings.

The accommodation centres around the open-plan living area incorporating a well-appointed kitchen fitted with a good range of wall and base units together with some integrated appliances. The living and dining space is both comfortable and inviting, with large bi-fold doors drawing the eye towards the outstanding coastal panorama beyond. Opening directly onto a private balcony, this wonderful space provides the perfect place to relax, dine al fresco, or simply take in the breathtaking views of the sea and surrounding countryside.

There is a small double bedroom, while the contemporary shower room has been thoughtfully fitted to provide both style and practicality. Outside, residents enjoy the use of beautiful communal grounds that further enhance the tranquil setting, together with the convenience of allocated parking.

Additional amenities include a communal laundry room equipped with both a washing machine and tumble dryer, as well as access to communal storage sheds, ideal for storing outdoor and beach equipment. The properties within the development are owned through Penhill Park Ltd, with each owner holding a share of the freehold, providing an attractive and well-managed ownership structure.

Offering a wonderful combination of coastal beauty, convenience, and lifestyle appeal, this delightful apartment presents a rare opportunity to acquire a turnkey second home in one of the South Hams' most desirable villages. The property is designated for second-home and holiday-let use only and benefits from exemption from the second-home double council tax premium, and is being sold to include furniture and contents (with the exception of a few personal items).

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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- Beautifully presented one-bedroom first-floor apartment
- Magnificent coastal and sea views
- Second home / holiday let use
- Bright light filled open-plan living accommodation
- Peaceful and highly sought-after South Hams location
- Short walk to Stoke Fleming village centre and Blackpool Sands Beach
- Allocated parking space
- Lovely communal grounds, storage facilities and laundry room
- Ideal lock-up-and-leave second home or holiday-let investment
- Exempt from second home double council tax





# PROPERTY DETAILS

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## Property Address

15 Penhill, Shady Lane, Stoke Fleming, Devo, TQ6 0PB

## Mileages

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

## Services

Mains electricity water and drainage.

## EPC Rating

Current: 0, Potential: 0

## Council Tax Band

A - second home double council tax exempt

## Tenure

999 year leasehold from 26/10/1985. Each owner makes up the freeholders Penhill Park Ltd. £700 p.a. service charge. £50 p.a. ground rent

## 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 follow the one way system and proceed up College Way, passing Britannia Royal Naval College on your right. At the mini-roundabout turn left signposted Stoke Fleming. On entering the village proceed down the hill passing the Post Office and stores on your right. Take first turning left on to Shady line and the Penhill development is after approx. quarter of a mile on the right hand side

## Viewing

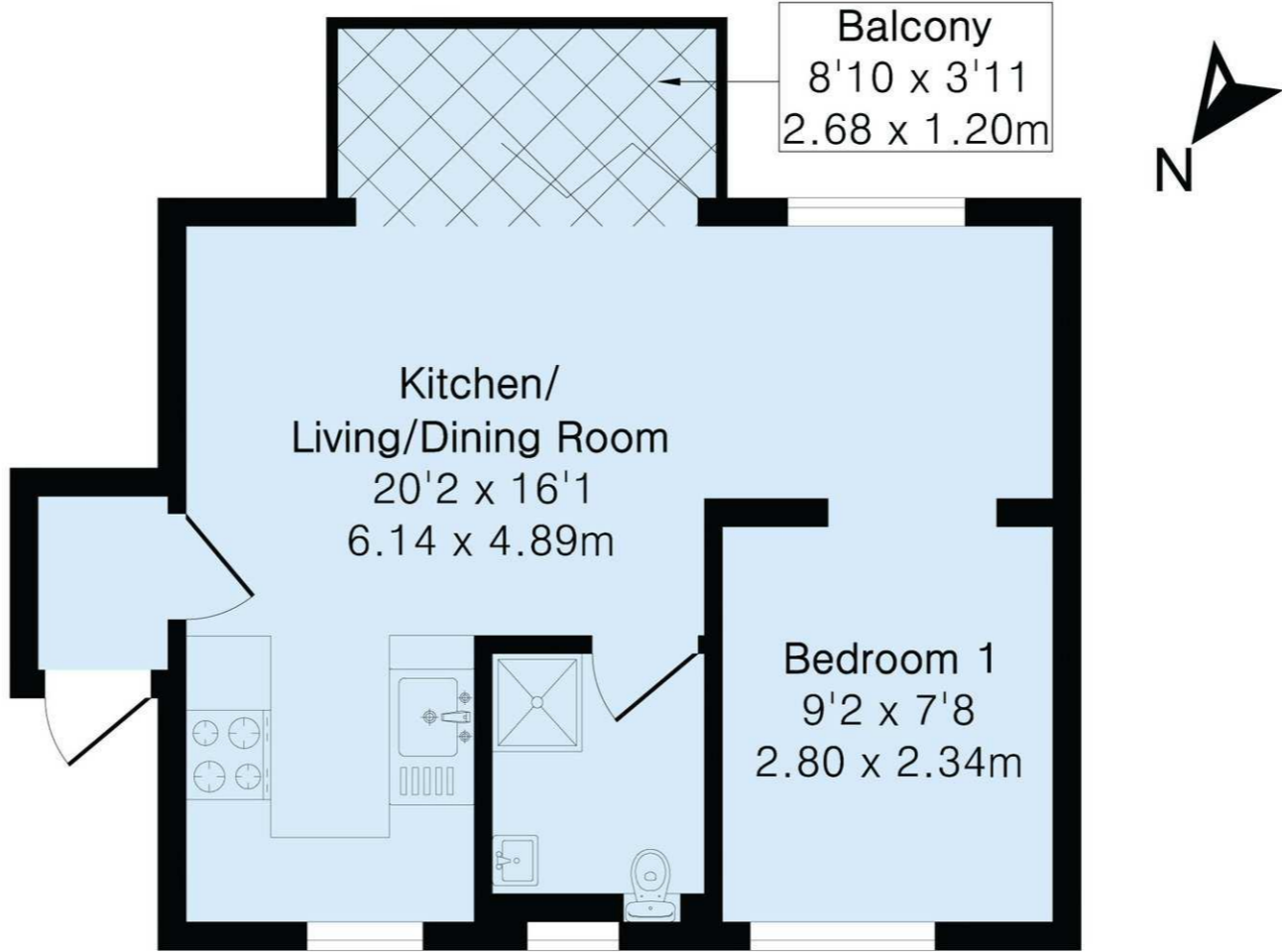
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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# FLOOR PLAN

**Approximate Gross Internal Area 340 sq ft - 32 sq m**



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.





MARCHAND PETIT

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