

3 THE PLAT, STRETE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



3 THE PLAT

A well presented semi-detached home in one of the South Hams pretty coastal villages, offering spacious accommodation, delightful gardens, a garage and parking, just moments from the spectacular South West Coast Path and beaches of Blackpool Sands and Slapton Sands.

Situated in the picturesque village of Strete and set back from the main road through the village the property is in a quiet position while remaining within easy walking distance of the village amenities and regular bus route. Having been well maintained throughout, it presents a lovely opportunity as a permanent residence, stylish holiday home or successful investment property.

Stepping inside, you are welcomed by a bright entrance hall, creating an immediate sense of warmth and space. A convenient cloakroom is tucked neatly away, while the well-appointed kitchen is fitted with a range of wall and base units and room for everyday appliances.

The heart of the home is undoubtedly the spacious sitting room. Filled with natural light, this inviting space is centred around an attractive feature stove, creating a cosy focal point. Double doors open into the conservatory, extending the living space and providing the perfect setting for relaxing, entertaining or simply enjoying views of the garden throughout the seasons. French doors lead directly outside, seamlessly connecting indoor and outdoor living.

Upstairs, the accommodation has been reconfigured to create two bedrooms. The impressive main bedroom was originally designed as two separate rooms and could, subject to individual requirements, be reinstated to provide a three-bedroom layout. A family bathroom serves both bedrooms.

Outside, the front garden is mainly laid to lawn with attractive mature planting and extends around the side of the house to the rear. The enclosed rear garden has been designed for ease of maintenance, with a paved courtyard providing an ideal space for al fresco dining, summer barbecues or simply unwinding after a day exploring the coastline.

A valuable addition is the nearby garage, complete with light and power, together with private parking directly in front.

Strete is one of South Devon's hidden gems, perfectly positioned approximately five miles from the historic naval town of Dartmouth. Surrounded by breathtaking coastline and rolling countryside within the South Devon National Landscape, the village enjoys a welcoming community and offers a village shop with post office, traditional inn and church. The renowned South West Coast Path is just moments away, offering some of the finest coastal walks in the area.

Whether you're searching for a wonderful family home, a coastal retreat or a property with excellent holiday letting potential, this delightful home offers the perfect combination of lifestyle and location.





KEY FEATURES

- Beautifully presented semi-detached home
- Two double bedrooms (originally three)
- Spacious sitting room with feature stove
- Bright conservatory opening onto the garden
- Well-equipped kitchen and downstairs cloakroom
- Front and rear gardens
- Garage and parking
- Close to Blackpool Sands and Slapton Sands
- Ideal family home, holiday home or investment





PROPERTY DETAILS

Property Address

3 The Plat, Strete, Dartmouth, Devon, TQ6 0SE

Mileages

Dartmouth 5 miles, Blackpool Sands 1 mile, Slapton Sands 2 miles. All mileages are approximate

Services

Mains electricity water and drainage. LPG central heating

EPC Rating

Current: E Potential: A

Council Tax Band

C

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 Dartmouth follow the A379 following signs to Strete. In the village turn right into Totnes Road, opposite the post office/stores. Take the first left into Hyne Town Road and the property is on the left hand side.

Viewing

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



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

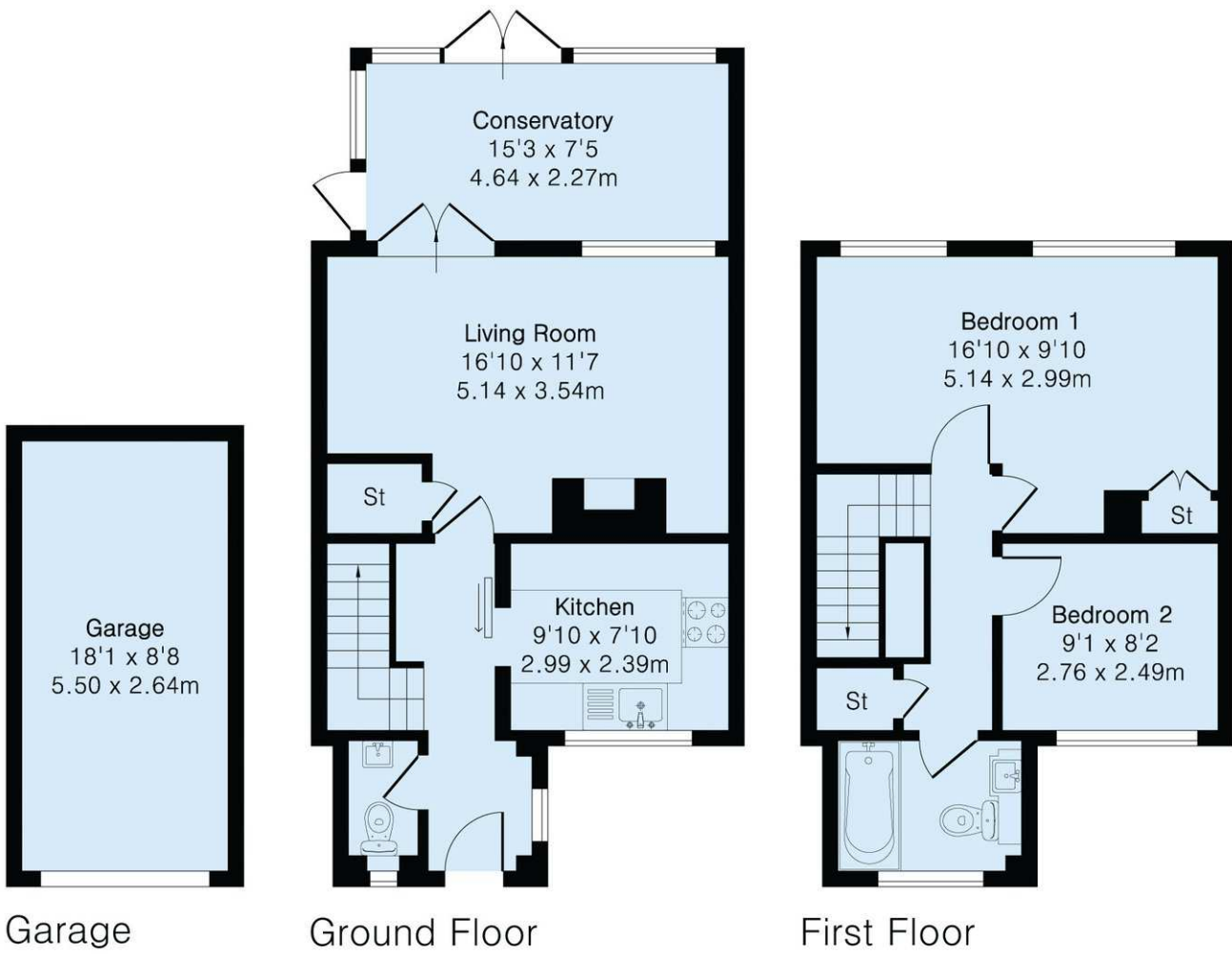
FLOOR PLAN

**Approximate Gross Internal Area 885 sq ft - 82 sq m
(Excluding Garage)**

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 381 sq ft – 35 sq m

Garage Area 156 sq ft – 15 sq m



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

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk

1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590