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Harlow



Dartmouth 3.8 miles; Totnes 12.3 miles;  
Kingsbridge 14 miles

A spacious 1930s semi-detached 3/4 bedroom family home with an open-plan sitting/dining room, integral garage, detached garage, and ample parking, set in a quiet leafy residential area in the desirable village of Stoke Fleming.

- 3 bedrooms
- Study / bedroom 4
- 2 bathrooms
- Open-plan living/sitting room
- Two garages/workshop and ample parking
- Leafy, quiet village location
- No onward chain
- Council tax band: D
- Freehold

Guide Price £525,000

### SITUATION

Stoke Fleming is a quintessential English village with a primary school, local store with Post Office, church, village hall, playing field with sports facilities, a restaurant, and a village pub at its centre. Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest in the South Hams.

The historic naval port of Dartmouth, located a few miles away, provides all retail and recreational needs, with the town full of galleries, restaurants, and shops. To the north is the medieval market town of Totnes, with its mainline railway station and further amenities, whilst the A38 Devon Expressway is approximately 20 miles away.

### DESCRIPTION

Set in a quiet leafy residential area of Baileys Meadow, in the desirable village of Stoke Fleming, this well-looked-after family home features bay-fronted windows and a sitting/dining room spanning the depth of the property, with delightful views over the front gardens and terrace. Bedroom three benefits from its own en-suite.

The integral garage offers potential for enlarging the workshop or creating further accommodation, subject to the necessary consents. There is plenty of parking, along with a large detached garage with electric roller shutter door.

### ACCOMMODATION

The front entrance porch leads into the inner hall. The sitting room features an ornate tiled fireplace with inset wood burner and a bay-fronted window overlooking the front terrace and mature gardens beyond. There is also a ground floor WC.

An arched opening leads through to a good-sized dining area with views over the rear courtyard garden. The modern kitchen has a dual aspect overlooking the courtyard and offers a range of under-counter and wall-mounted units, with built-in double oven, fridge freezer, and dishwasher. A door leads through

to the workshop and garage, which has a window and electric door, along with access to the rear courtyard garden. A utility room is accessed from the dining area.

An open-tread staircase leads to the first floor. Bedroom one enjoys delightful views over the gardens and leafy outlook, with a bay-fronted window and built-in wardrobes. Bedroom two has a rear aspect and built-in wardrobes. Bedroom three features an en-suite bathroom with bath and some restricted head height. Bedroom four/home office includes a built-in desk and units. There is also a shower wet room with wash hand basin and WC.

### GARAGE AND GARDENS

The property has parking for several vehicles on the driveway and beside the large detached garage, which has electric doors. The front gardens feature a large terrace overlooking the mature garden borders and palm tree. A greenhouse with patio area offers potential for creating a growing area.

A secluded stone-walled courtyard at the rear of the property provides an excellent space for dining, with direct access from the kitchen.

### SERVICES

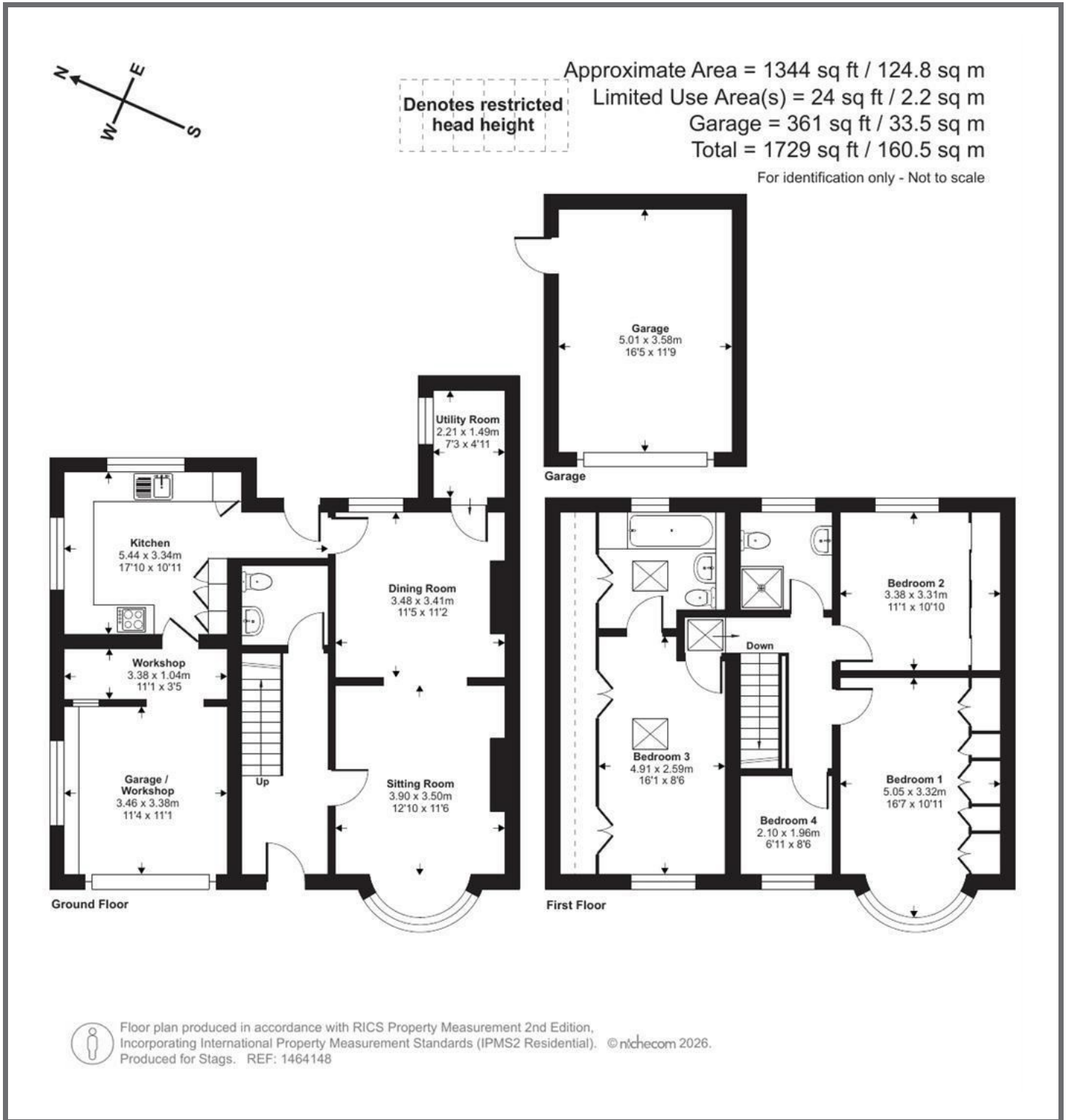
Mains electricity, water, and drainage. Oil-fired central heating. Wood burner. Ofcom advises that ultrafast broadband and good mobile coverage via the major providers is available.

### DIRECTIONS

On leaving Dartmouth, proceed up College Way past the Naval College, then turn left at the roundabout signposted Stoke Fleming (A379). Continue through the village and, once you see the Village Shop, turn right onto Church Road. Proceed up the hill and turn right at the Green Dragon pub onto Rectory Lane. Continue along the road for approximately 100 metres, then turn right into Baileys Meadow. Continue down the hill, turn right, and the property can be found on your left.

What3words: audible.dissolves.front





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	(69-78) C	(55-65) D
(55-68) E	(49-54) F	(45-48) G	
Net energy efficient - higher scoring coats		71	50
England & Wales		EU Directive 2002/91/EC	71

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