

1 NEW ROAD STOKE FLEMING



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



I NEW ROAD,STOKE FLEMING

A well presented three-storey townhouse situated in the very heart of the sought-after coastal village of Stoke Fleming, just a short walk from the beautiful Blackpool Sands beach.

Thoughtfully updated and improved by the current owners over recent years, this lovely property offers a comfortable, low-maintenance home and would make an ideal lock-up-and-leave coastal retreat, permanent home or holiday property. The property also benefits from off-road parking, a sunny courtyard garden and attractive views across the village towards the Start Bay coastline.

The ground floor opens into a useful porch leading to the main living room, which enjoys a front-facing window and a feature Bio-Ethanol fire. Also on this level is a ground-floor bedroom with a smart en-suite shower room.

On the first floor, a particular highlight is the spacious kitchen/dining room, offering an excellent range of wall and base units together with a superb central island. This is a wonderful room for both everyday living and entertaining. There is also useful additional storage and a utility room, with a cloakroom and stable door leading directly out to the attractive rear courtyard.

On the second floor are two further bedrooms, one of which benefits from a useful walk-in dressing room, together with a separate family bathroom.

Outside, the sunny rear courtyard provides a lovely private space for outdoor dining, relaxing and entertaining. There is also a separate gated side entrance, adding to the practicality of the property. To the front is a private parking space.

The popular and highly regarded coastal village of Stoke Fleming lies approximately three miles west of Dartmouth and has a strong and active community. Local amenities include a well-regarded primary school, post office and village stores, popular public house, hotel and bar/restaurant.

The village lies within a designated Area of Outstanding Natural Beauty and is ideally placed for enjoying some of the South Hams' most beautiful coastline. The renowned Blackpool Sands beach, South West Coast Path and unspoilt Start Bay coastline are all close by.

This is a wonderfully positioned village home, combining practical, low-maintenance accommodation with easy access to the coast and the many attractions of the South Hams.





KEY FEATURES

- Well presented three-storey townhouse in the heart of Stoke Fleming
- Short walk to the beautiful Blackpool Sands beach
- Wonderful kitchen/dining room with central island, ideal for entertaining
- Ground-floor bedroom with smart en-suite shower room
- Attractive sunny rear courtyard garden with gated side access
- Private off-road parking space to the front
- Useful utility room, storage and first-floor cloakroom
- Excellent coastal location close to Dartmouth and the South West Coast Path





PROPERTY DETAILS

Property Address

1 New Road, Stoke Fleming, Devon, TQ6 0NR

Mileages

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

Services

Mains electricity water and drainage.

EPC Rating

Current: E Potential: C

Council Tax Band

E

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 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 and the property is on the right 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.

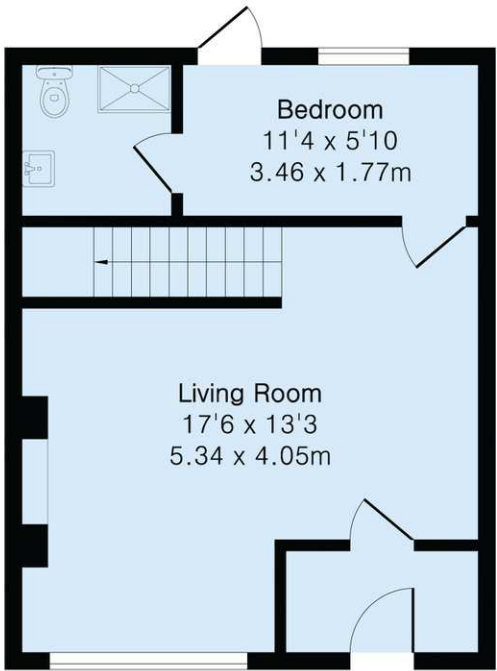
FLOOR PLAN

Approximate Gross Internal Area 1185 sq ft - 111 sq

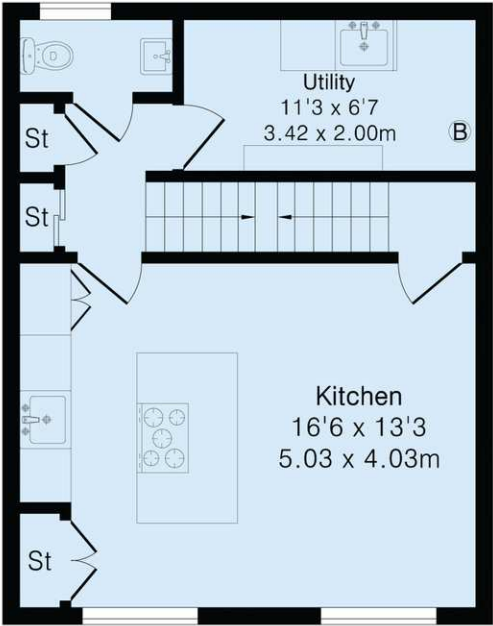
Ground Floor Area 395 sq ft – 37 sq m

First Floor Area 395 sq ft – 37 sq m

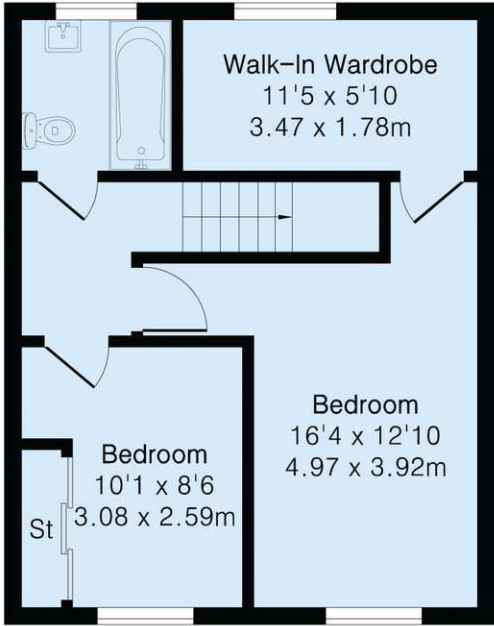
Second Floor Area 395 sq ft – 37 sq m



Ground Floor



First Floor



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

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