




4 Crestway
Strete, TQ6

Guide Price £450,000

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4 CRESTWAY

Strete, TQ6 0SF

The Property:

The property is entered via a welcoming hallway with stairs rising to the first floor and a particularly useful under-stairs storage cupboard. To the rear of the property is a bright kitchen fitted with a range of white units and tiled flooring, with space and plumbing for both a dishwasher and washing machine and space for a fridge-freezer. An electric oven with extractor hood sits beneath, whilst the sink is positioned under the window overlooking the garden. A door provides direct access outside.

The kitchen opens nicely into the dining/family space, creating a sociable and practical area ideal for everyday living. French doors open directly onto the patio, allowing for easy indoor/outdoor dining during the warmer months.

On the ground floor are two bedrooms, both positioned to the front elevation and newly carpeted. Bedroom two is a comfortable double room, whilst bedroom three offers flexibility as either a small double or generous single bedroom. A downstairs WC completes this floor.

Occupying the first floor is a spacious lounge enjoying lovely views across the surrounding countryside from both the room itself and the adjoining balcony overlooking the garden. A decorative fireplace with electric stove creates an attractive focal point and adds to the cosy feel of the room.

The principal bedroom is also located on this floor and is a generous double room with built-in storage and an en-suite shower room fitted with a walk-in shower, WC and wash basin.

The family bathroom is also located on this floor and comprises a bath with electric shower over, WC, wash basin and heated towel rail.

Outside, the rear garden has been designed for ease of maintenance and enjoyment, with a paved patio area leading up to a lawned garden bordered by a selection of established shrubs.





Side access leads around the property and a further door leads to the garage.

Further benefits include driveway parking for up to three vehicles and a garage complete with power, lighting and water connected.

The property is in a sought-after quiet location and is offered with no onward chain.

The Location:

Strete is a small village located close to Dartmouth and is highly sought after due to the stunning sea views. The village itself has a community-run pub, church and village shop with post office and there are many wonderful walks in the area which adds to its popularity. Wonderfully situated, Strete is within a mile of Slapton Sands and Slapton Ley and the unspoilt Blackpool Sands beach is only minutes away. For families, there are 3 local primary schools all less than 10 minutes away (Stokenham, Blackawton and Stoke Gabriel) and the secondary school of Dartmouth Academy is less than 5 miles away.

Further Information & Services:

Tenure: Freehold.

Services: Mains electric and water. Mains drainage. Electric Heating - new high retention night storage heaters

EPC Rating: D

Council Tax: Band E

Construction Type: Standard brick/block. Recently renewed double glazing throughout

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast fibre available – check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None Known



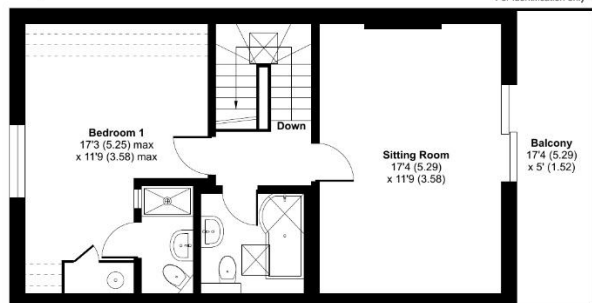
Crestway, Strete, Dartmouth, TQ6



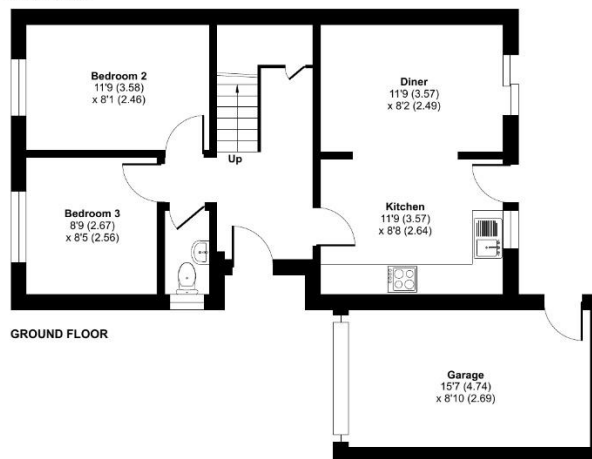
Denotes restricted head height

Approximate Area = 1017 sq ft / 94.4 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1183 sq ft / 109.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Innovative International Domestic Measurement Standards (IDMRS) Document 1: 1st Edition 2018

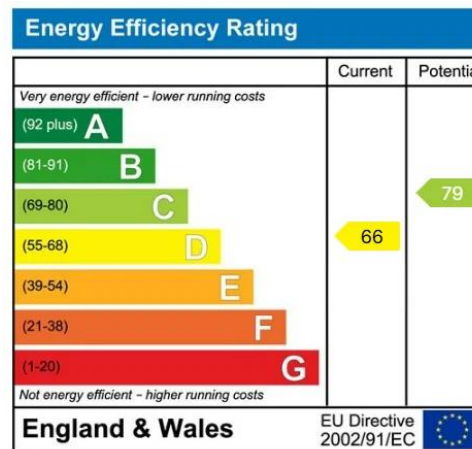


Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



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