

Seascape, 1 West Park, Stoke Fleming, Dartmouth, Devon, TQ6 0RZ

SOUTH HAMS' LEADING ESTATE AGENT















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This modern semi detached home sits on a large level corner plot, and commands stunning views of the surrounding Start Bay coastline and out to sea.

The house is flooded with natural light, and the village amenities are all within gentle walking distance.

The beautiful local Blackpool Sands beach is approximately 1 mile away, and can easily be accessed via the South West Coastal Path.

On the ground floor is a welcoming entrance hall, a modern well equipped kitchen, and an open plan living / dining room with doors leading out to the conservatory, providing direct access out to the garden.

On the first floor there are two good sized bedrooms and a shower room.

Outside is a garage with up and over door, and further hardstanding parking. To the front of the house is a paved parking bay for 2 vehicles. There is a delightful garden to the side and rear of the property, with a paved terrace, mainly lawned and full of mature planting.

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**

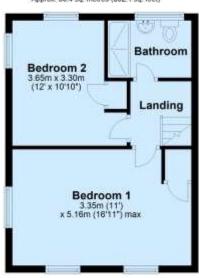
- Modern Semi Detached House In A Level Corner Plot
- Lovely Views Of The Start Bay Coastline & Out To Sea
- Within Walking Distance Of Blackpool Sands Beach
- Popular Coastal Village Location
- 2 Bedrooms
- Large Level Mature Garden
- Garage With Hardstanding Parking & Further Paved Parking For 2 Vehicles

BEDS 2 | BATHS 1 | RECEPS 2 | EPC Rating E | COUNCIL TAX Band B | TENURE Freehold Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190 dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk

### Ground Floor Approx. 54.2 sq. metres (583.9 sq. feet)



## First Floor Approx. 36.4 sq. metres (392.1 sq. feet)



Total area: approx. 90.7 sq. metres (976.1 sq. feet)





### **DIRECTIONS**

From Dartmouth proceed out of the town following the one way system passing Britannia Royal Naval College on your right. At the mini roundabout turn left on the A379 towards Stoke Fleming. On entering the village the turning to West Park will be found on the right hand side and the property is immediately on the left.

#### 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.

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