



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

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





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

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 | RECEPTS 2 | EPC Rating E | COUNCIL TAX Band B | TENURE Freehold
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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. 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.

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