



Seaview



Dartmouth 3 miles Kingsbridge 12 miles
Totnes 13 miles

A beautifully presented 2 bedroom apartment in the heart of Stoke Fleming, offering stunning sea views, open-plan living, designated parking and just moments from Blackpool Sands Beach.

- Stunning sea views
- 2 Bedrooms
- 2 Parking spaces
- Second floor apartment
- Short distance to the beach
- In the heart of the village
- Leasehold
- EPC band: D
- Council Tax band: Exempt.

Guide Price £250,000



SITUATION

Stoke Fleming is a quintessentially 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. Located within the South Hams, an Area of Natural Outstanding Beauty with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay. Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few miles away should provide 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 main-line railway station and further amenities whilst the A38 Devon express way is approximately 20 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

Seaview is a beautifully presented two-bedroom apartment which offers a stunning open-plan living space with breathtaking sea views. The apartment is ideally located in the heart of the village and within short walking distance of all of the amenities on offer as well as being only moments from Blackpool Sands Beach. The apartment features beautiful open plan living space with French doors opening to a Juliet balcony, flooding the sitting and dining area with natural light, while a breakfast bar creates an ideal entertaining space connecting to the fully-equipped kitchen with granite worktops and integrated appliances. The principle bedroom also benefits from French doors and Juliet balcony, and those same spectacular coastal views, providing generous proportions for furniture and storage. A second bedroom offers flexibility as guest accommodation or a home study, while the modern bathroom features a Jacuzzi bath with shower. Practical features include two designated parking spaces in the private carpark accessed directly from New Road, plus the added benefit of a communal lawned garden with picnic bench. With quality finishes throughout and thoughtful design as well as the added benefit of parking this apartment perfectly combines coastal living with contemporary comfort, ideal for both relaxation and entertaining

ACCOMMODATION

Enter through the front door into a welcoming entrance hallway that flows seamlessly into a bright and spacious open-plan living area. The sitting and dining space is bathed in natural light, with French doors opening to a Juliet balcony that showcases stunning sea views as well as a pleasant outlook over the village. The layout offers ample room for both sitting and dining furniture, while a stylish

breakfast bar creates a natural division between the living area and kitchen, perfect for socialising and entertaining guests. The well-appointed kitchen boasts a comprehensive range of floor and wall-mounted units with attractive granite worktops, tiled surrounds, and quality tiled flooring. Integrated appliances include an electric oven, gas hob, fridge, freezer, dishwasher, and washing machine.

Adjacent to the kitchen, you'll find a tiled bathroom complete with a luxurious Jacuzzi bath with overhead shower, WC, wash hand basin, heated towel rail, and a Velux window providing natural light.

The apartment comprises two comfortable bedrooms, both accessible from the entrance hallway. Bedroom one enjoys the same spectacular sea views through French doors opening to a Juliet balcony. Generously proportioned, it easily accommodates a full range of bedroom furniture with plenty of space for storage. The second bedroom currently features bunk beds, making it ideal as a guest room or alternatively as a home office or study.

OUTSIDE

Leading directly from New Road is the private carpark for Endsleigh Court where there are two designated parking spaces for Seaview. Next to the carpark is a communal lawned garden with picnic bench whilst there is a separate communal bin store.

TENURE

Leasehold with a share of the freehold.

SERVICES

Mains electricity, water and drainage. Gas central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

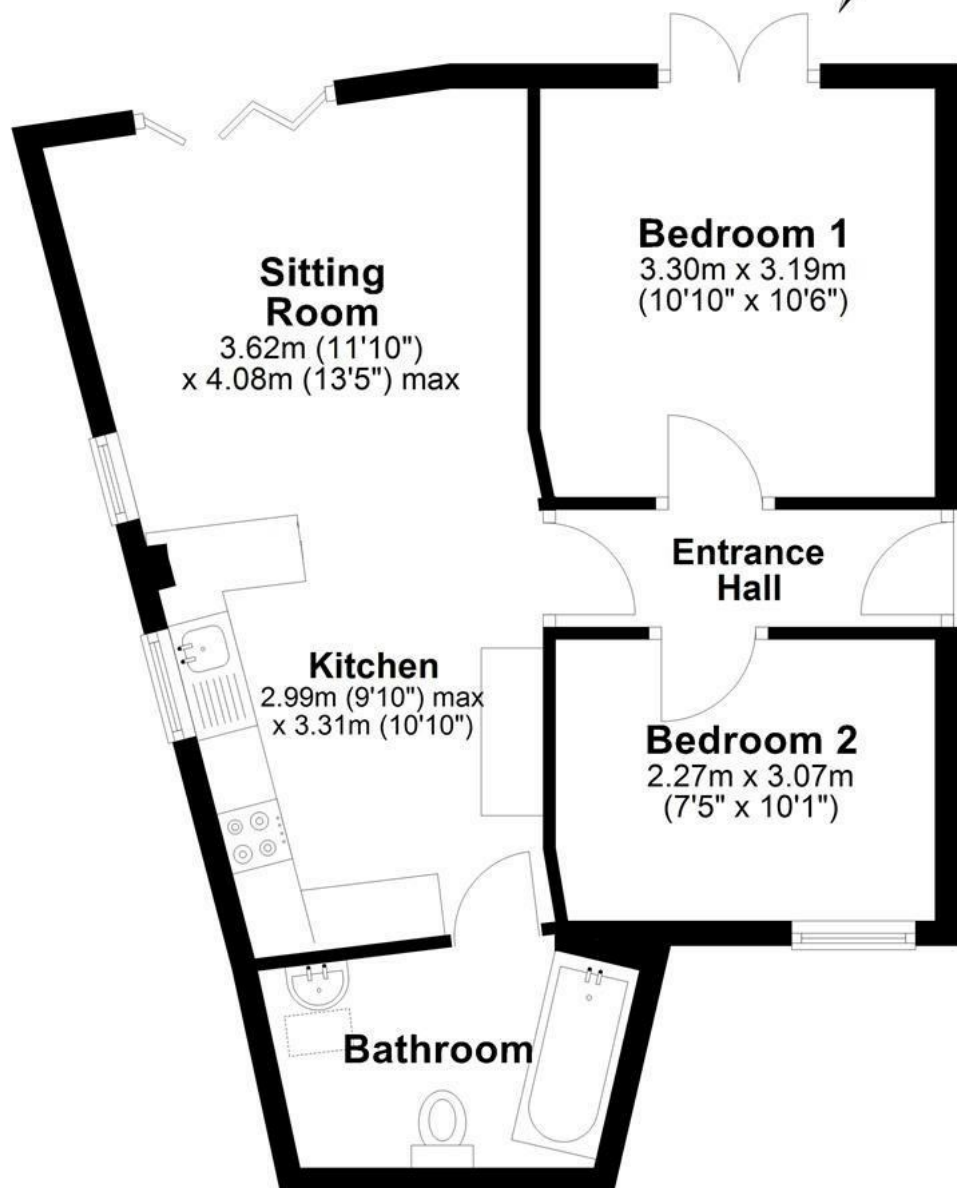
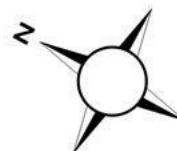
DIRECTIONS

From Stags Dartmouth office take the coastal road towards Stoke Fleming passing through the village. Once you see the Village Shop follow the road to the left where you will find the property a short distance on the right hand side.



Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 48.2 sq. metres (518.5 sq. feet)

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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