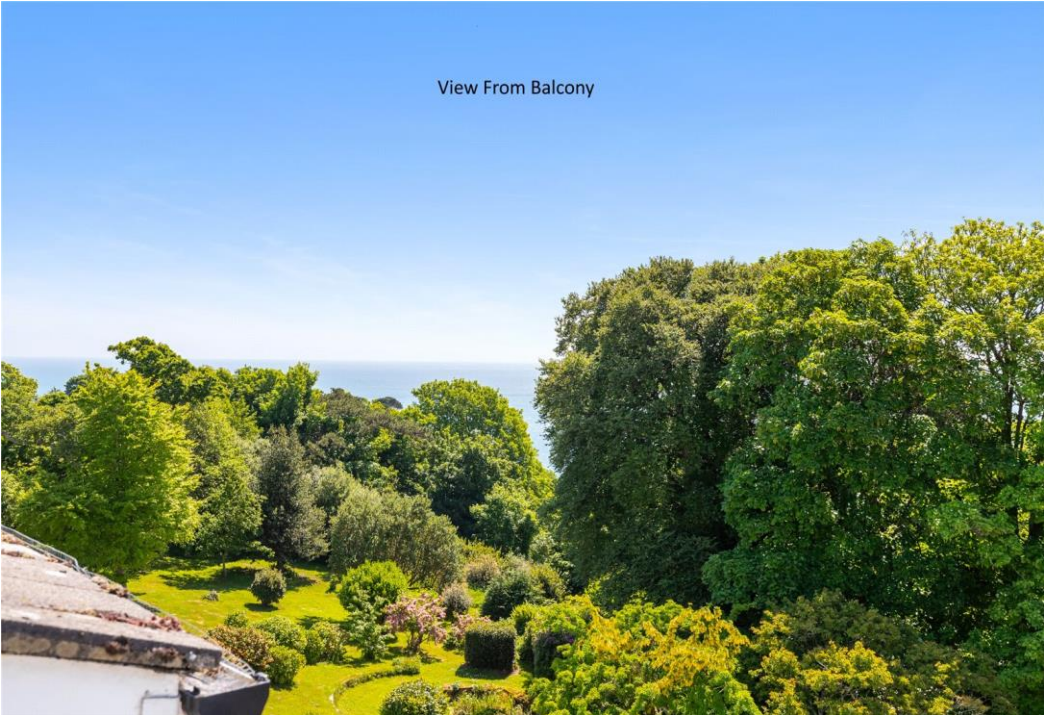




**Flat 3, Stoke House, Dartmouth Road, Stoke Fleming,
Devon, TQ6 0NU**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





A contemporary penthouse apartment in this charming South Hams village with stunning views of the surrounding coastline and within walking distance of the beautiful Blackpool Sands beach.

This stylish and beautifully presented apartment is full of natural light and spans the top floor of a lovely period property. Although in the very heart of the village, this home is set back from the road in a picturesque peaceful setting.

A much loved second home, the property has a roof balcony from where the coastal views are enjoyed and it also benefits from an allocated parking bay.

Stairs lead to the third floor entrance in to the apartment where the accommodation comprises of an entrance hall, the open plan living space with a well fitted and equipped kitchen with integrated appliances, a sitting / dining room and double doors leading out to the balcony.

The main bedroom has an en suite shower room and there are two further guest bedrooms and a separate family bathroom.

Outside is an allocated parking bay. The property overlooks pretty grounds belonging to a neighbouring property and the surrounding coastline.

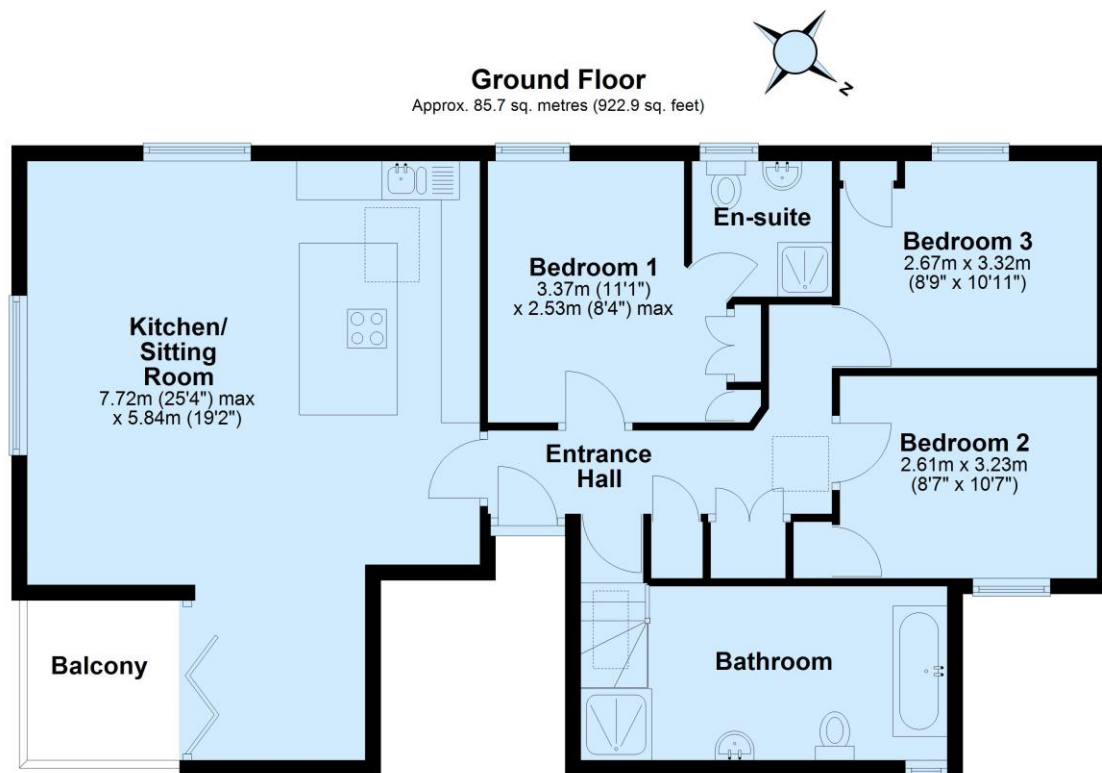
The popular and sought after coastal village of Stoke Fleming is located approximately 3 miles to the west of Dartmouth. The village boasts an active community with a respected primary school, post office/stores, a popular public house, hotel and a bar/restaurant. The village is in a designated Area of Outstanding Natural Beauty and is close to the award winning Blackpool Sands beach, SW Coastal Footpath and unspoilt Start Bay coastline.

KEY FEATURES

- Spacious Light Filled Penthouse Apartment
- 3 Bedrooms, 1 En Suite
- Stunning Coastal Views
- Beautifully Presented Throughout
- Balcony With Views
- Allocated Parking Bay
- Within Walking Distance Of Blackpool Sands Beach
- 999 Year Lease From 01/01/1985
- One Third Share Of Freehold
- Mains Electricity Water & Drainage. Electric Heating

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC E | COUNCIL TAX Band D | TENURE Long Lease/Share Of Freehold

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Total area: approx. 85.7 sq. metres (922.9 sq. feet)



DIRECTIONS

From the centre of Dartmouth proceed up College Way passing Britannia Royal Naval College on your right. At the mini roundabout turn left on the A379 signposted to Stoke Fleming. On entering the village proceed down the hill and turn left into Stoke House just before reaching the village shop.

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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