

FLAT 3 WHITELADIES STOKE FLEMING



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

FLAT 3 WHITELADIES

Nestled in the very heart of the sought-after South Hams coastal village of Stoke Fleming, this beautifully renovated ground floor apartment offers the perfect blend of charm and modern comfort — all within a short walk of the stunning Blackpool Sands beach.

Part of Whiteladies, an elegant conversion of a period property which is now home to seven apartments, this delightful home enjoys a peaceful, set-back position with picturesque communal gardens, while being just moments from the village amenities and excellent bus links to Dartmouth and Kingsbridge along the coast road.

Meticulously updated by the current owners, this much-loved second home is an ideal bolthole, holiday retreat, or investment opportunity. All on one level, the accommodation is stylish and thoughtfully arranged. A welcoming conservatory, currently used as a dining room, opens through bi-fold doors into a bright and airy open-plan kitchen and living area. At the rear of the apartment is a generously sized double bedroom with a sleek en suite shower room. The property also benefits from use of a communal laundry room, housing washing machine, tumble drier and clothes airer.

Residents can enjoy the beautifully maintained communal gardens, which are filled with mature planting, lawned areas, and a paved sun terrace — offering plenty of opportunity for peaceful relaxation in a truly special coastal setting.

The property also benefits from an allocated parking space in a communal car park.

999 year lease from March 1981

Service charge of approx. £1,670 pa. The service charge is agreed amongst the property owners who all own a share of the freehold with all freeholders in agreement of how the money is used. Flat 3 is liable for 12% of any agreed figure. The service charge includes constant hot water, water rates, garden maintenance, building insurance.

Please note that pets are not allowed.

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.



PROPERTY DETAILS

Property Address

Flat 3, Whiteladies, Dartmouth, Devon, TQ6 0NR

Mileages

Dartmouth 3 miles, Kingsbridge 12 miles, Totnes 13 miles. All mileages are approximate

Services

Mains electricity water and drainage. Electric heating

EPC Rating

Current: E Potential: C

Council Tax Band

B

Tenure & Service Charge

999 year lease from March 1981

Approx. £1670 pa Service Charge

Authority

South Hams District Council

Key Features

- Beautifully Presented 1 Bedroom Apartment
- Lovely Open Plan Living Space & Useful Conservatory
- Renovated Throughout To Include A Stylish New Kitchen & Shower Room
- Set In Delightful Communal Grounds
- Within A Pretty Short Walk Of Blackpool Sands Beach
- Allocated Parking

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

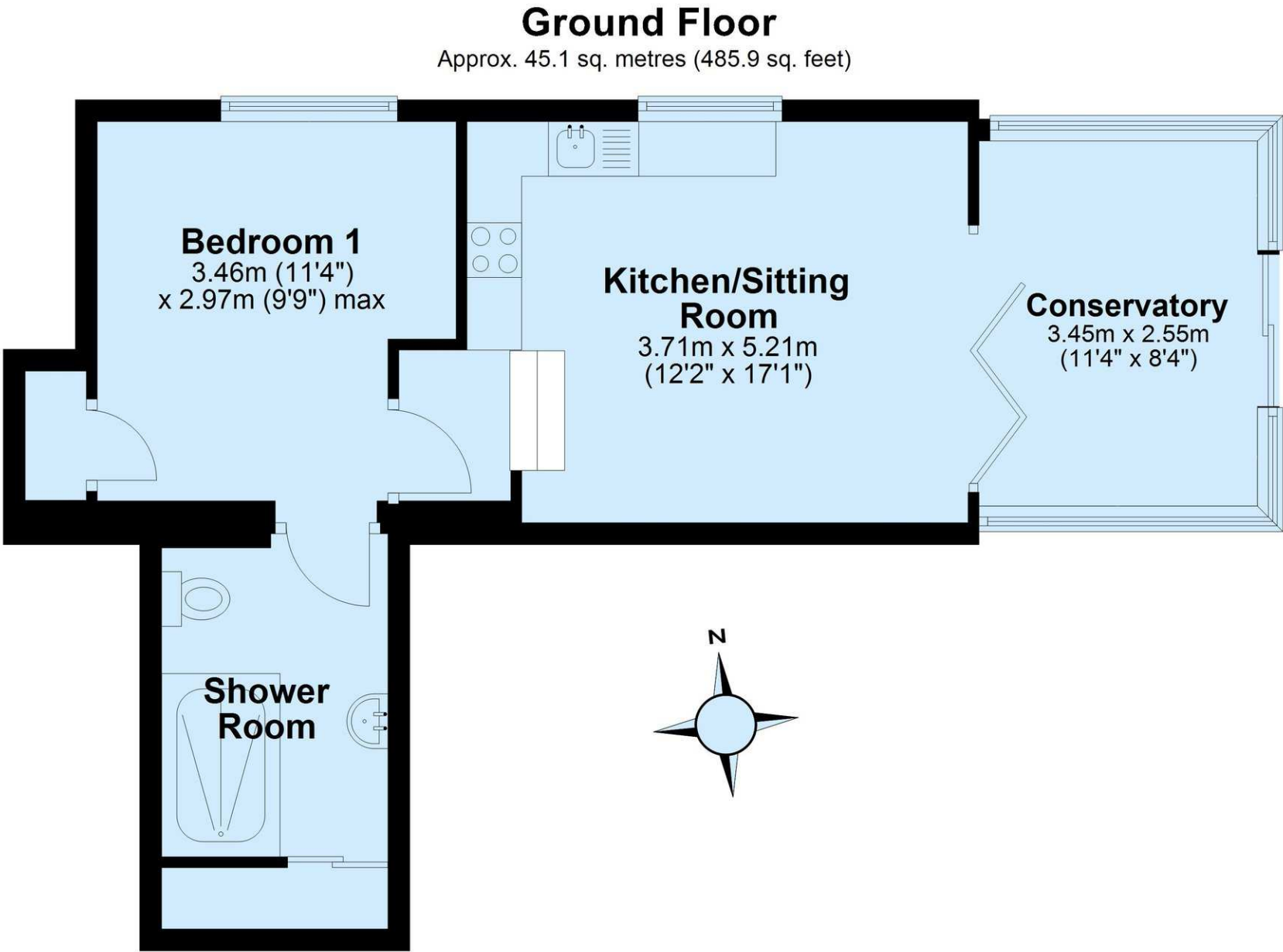
From the centre of Dartmouth follow the one way system and proceed up College Way, passing Britannia Royal Naval College on your right. At the mini-roundabout turn left signposted Stoke Fleming. On entering the village proceed down the hill passing the Post Office and stores on your right. Take first turning left on to Shady line and the driveway to Whiteladies is immediately on your left.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



FLOOR PLAN



Total area: approx. 45.1 sq. metres (485.9 sq. feet)

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