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8 Redcroft Heights

8 Redcroft Heights, Dartmouth Road, Stoke Fleming, Dartmouth, Devon, TQ6 0FB



Dartmouth 3 miles Kingsbridge 12 miles  
Totnes 13 miles

A recently constructed, high specification townhouse enjoying wonderful sea views situated on the edge of a popular coastal village.

- No onward chain
- High standard of finish
- South facing garden
- Wonderful sea views
- 4 bedrooms (2 ensuite)
- 2 parking spaces
- Freehold
- EPC C / Council Tax F

Guide Price £595,000



#### 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

Redcroft Heights is a select development of nine properties built in 2021 on the edge of the popular village of Stoke Fleming. These high specification homes are conveniently situated for easy access to the village amenities, coastal path and the blue flag beach of Blackpool Sands. On the market for the first time No.8 is a beautifully presented three storey dwelling offering versatile and spacious accommodation with many of the rooms enjoying wonderful far-reaching sea views. The thoughtfully arranged and tastefully designed accommodation mean the property appeals to both main and second home purchasers as the front and rear gardens are of low maintenance. On the ground floor there is a spacious opening plan living space with a well equipped kitchen and bi-fold doors opening to a paved terrace and the garden beyond. On the first floor there are two bedrooms, one with ensuite facilities and an additional bathroom whilst on the second floor there are two further bedrooms and a jack and jill shower room. Outside there is designated parking for two vehicles and an EV charge point.

#### ACCOMMODATION

The front door opens to the entrance hallway which has tiled flooring leading through to the open plan living space. The sitting/dining room is bright and spacious with bi-fold doors opening to the south facing garden and the wonderful far-reaching sea views and across the surrounding countryside. The kitchen is loosely separated from the sitting/dining room making this a sociable space and perfect for entertaining. The kitchen offers a range of floor and wall mounted units above and below silestone work surfaces and up stands whilst there are a range of integrated Neff

appliances including; oven, microwave oven, fridge, freezer, dishwasher and washing machine. Completing the accommodation on the ground floor is a cloakroom with WC and wash hand basin.

A beautiful oak stair case with glass panelling rises to the first floor landing and two of the four bedrooms available. Bedroom one benefits from patio doors opening to a composite decked balcony which offers a wonderful spot to sit and admire the stunning far-reaching views available from the property. The bedroom is served by an ensuite shower room with large walk in shower, WC, wash hand basin and heated towel rail. Bedroom two is also on the first floor as well as the smartly finished bathroom which has a bath with shower over, WC, wash hand basin and heated towel rail. There are two further bedrooms on the second floor which and filled with natural light from skylights to the ceiling. Completing the accommodation is a jack and jill shower room with shower, WC and wash hand basin.

#### OUTSIDE

A private driveway leads from the road to the parking area. The property has two designated spaces and an EV charge point. Opposite the parking is the low maintenance front garden which has a path leading to the front door with areas of lawn and gravel to either side. Bi-fold doors open from the living space to a paved terrace making this a perfect spot for alfresco dining and entertaining. The rest of the garden is laid to lawn with mature shrubs along the boundary and stepping stones which lead to a circular paved terrace at the end of the garden as well as a pedestrian gate which provides access to Dartmouth Road.

#### TENURE

Freehold.

#### SERVICES

Mains electricity, water and drainage. Gas fired boiler with underfloor heating throughout.

#### 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.

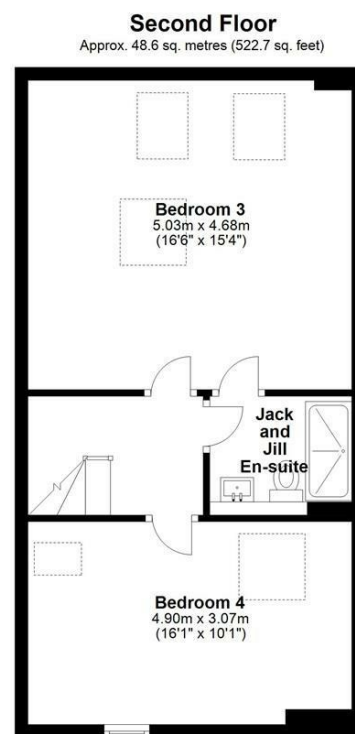
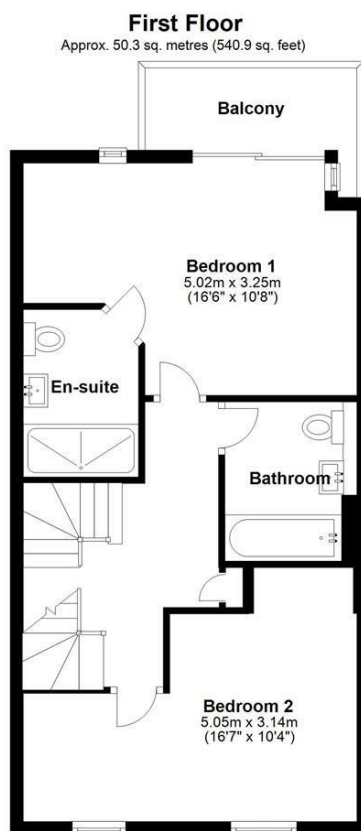
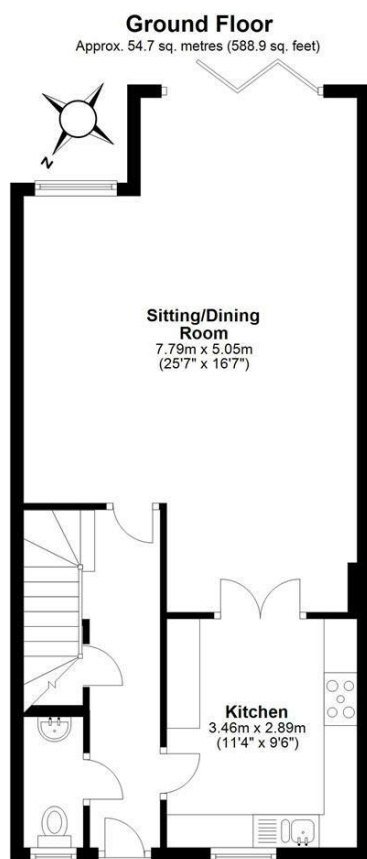
#### DIRECTIONS

From Stags Dartmouth office take the coastal road towards Stoke Fleming. Upon entering the village you will find the entrance to Redcroft Heights on the right-hand side. Follow the driveway to the right where you will find the entrance to the property.





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Total area: approx. 153.5 sq. metres (1652.5 sq. feet)  
**8 Redcroft, Stoke Flemming**

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                                  |  |                         | 89        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 78                      |           |
| (55-68) D                                   |  |                         |           |
| (48-54) E                                   |  |                         |           |
| (35-47) F                                   |  |                         |           |
| (2-34) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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