



14, Crestway, Strete, Dartmouth, Devon, TQ6 0SF



Dartmouth 5 miles Kingsbridge 9 miles  
Totnes 13 miles

A delightful 3 bedroom detached home in a quiet residential with beautiful mature gardens, parking and garage.

- No onward chain
- 3 bedrooms
- Parking & garage
- Low maintenance garden
- Conservatory
- Quiet cul-de-sac
- Freehold
- EPC E / council tax E

Offers Over £400,000

#### SITUATION

The coastal village of Strete lies within the South Devon Area of Outstanding Natural Beauty. This picturesque parish is the gateway to a wonderfully scenic stretch of coastal footpath which takes you to Stoke Fleming, via the stunning award winning beach at Blackpool Sands or in the other direction the beautiful three mile stretch of Slapton Sands and Slapton Ley. Strete itself benefits from a post office/general store, a public house and a parish church. Dartmouth is the closest town offering a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 16 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

#### DESCRIPTION

Located on Crestway, a quiet residential area on the edge of the pretty South Hams village of Strete and only moments from the South West coast path, this delightful family home offers spacious and versatile living with an impressive open-plan kitchen/dining area at its heart, featuring a central island and patio doors opening to beautiful private gardens. The property comprises three double bedrooms including a master with ensuite and stunning village-to-sea views reaching the Daymark in Kingswear, complemented by a cosy sitting room with gas fireplace, bright conservatory, utility room, and ground floor cloakroom. Outside, the low-maintenance gardens feature mature shrub borders and a generous decked terrace perfect for entertaining, while practical amenities include parking for up to three cars and a single garage with convenient internal access.

#### ACCOMMODATION

Enter through the welcoming front door into a practical entrance porch with convenient storage for shoes and coats. The entrance hall provides access to a useful under-stairs cupboard and a ground floor cloakroom featuring a WC and wash basin. The heart of this home is the impressive open-plan kitchen/dining area, designed for both everyday living and entertaining. The well-appointed kitchen features a comprehensive range of floor and wall-mounted units with stylish tiled surrounds, complemented by a central island that doubles as a breakfast bar while creating a natural division between cooking and dining spaces. Integrated appliances include an electric oven and dishwasher, with space provided for a fridge/freezer. The dining area is flooded with natural light through two sets of patio doors that open onto the beautiful garden, creating perfect opportunities for outdoor dining. A separate utility room enhances the kitchen's functionality, offering space and plumbing for washing and drying machines, additional sink, built-in storage, side access door, and convenient internal access to the garage. The comfortable sitting room creates a cosy retreat with an attractive gas fireplace as its focal point. Adjacent to the sitting room, a bright conservatory provides an ideal space to enjoy garden views throughout the year, with patio door access to the outdoor space.

The first floor landing, accessed via a well-positioned staircase, features a practical airing cupboard and provides access to three generous double bedrooms. The principal bedroom offers spectacular views across the village extending to distant

sea views, including the iconic Daymark in Kingswear. This room benefits from a private ensuite shower room complete with shower cubicle, WC, wash basin, and heated towel rail. The two additional double bedrooms share access to a well-appointed family bathroom featuring a bath with overhead shower, WC, wash basin, and heated towel rail.

#### OUTSIDE

To the front of the property, there is convenient parking for up to three vehicles, with one space positioned directly in front of the single garage, which features an up-and-over door. The private, low-maintenance gardens provide year-round colour and visual interest through well-established borders featuring a variety of mature shrubs. A generous decked terrace, accessible from both the conservatory and kitchen/dining room, creates the perfect setting for alfresco dining and entertaining while overlooking the beautiful garden surroundings.

#### TENURE

Freehold.

#### SERVICES

Mains electricity, water and drainage. Air source heat pump with heat recovery system and additional individually controlled electric radiators.

#### LOCAL AUTHORITY

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

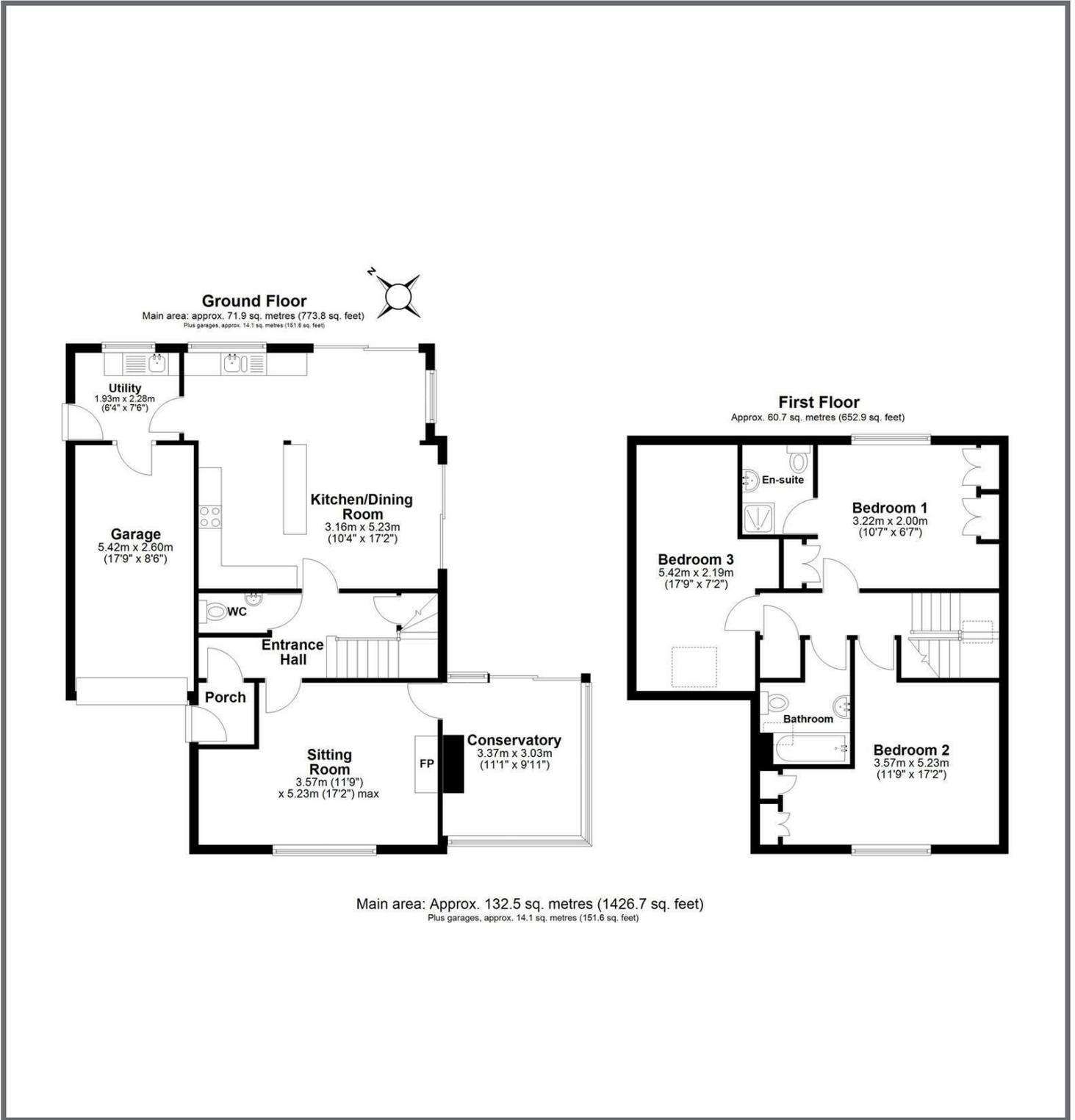
#### VIEWING

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 and onto Strete. On approaching the centre of the village, turn right onto Totnes Road. Continue on and opposite the Church, turn left onto Hynes Town Road. Proceed along Hynes Town Road before turning right onto Crestway where you will find the property on the right hand side.





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
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	61

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk