



Rosedene Bay View Close



# Rosedene Bay View

Stoke Fleming, Dartmouth, Devon TQ6 0QQ

A detached property in the highly desirable village location of Stoke Fleming. Set towards the end of a cul de sac with driveway parking and a garage. The property has been a much loved family home, it has a beautiful kitchen dining space, sitting room downstairs bedroom and bathroom, along with two further bedrooms and shower room upstairs. The gardens range from the front, along both sides of the property and the rear and include a greenhouse. There is plenty of scope both inside and out for alterations or re-modelling if desired.

- Detached village property with driveway parking and garage
- Gardens surrounding the property
- Scope for enhancement
- Views over the village and out to sea

Guide Price £450,000

## SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store, active church, village hall, 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 short miles away should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops.



## DESCRIPTION

Rosedene is a detached property, located within the highly desirable village of Stoke Fleming at the end of a no-through road. Set within its plot with gardens surrounding the property providing plenty of scope for alterations if desired.

## ACCOMMODATION

A few steps lead up to the front porch of the property and leads into the hallway. To the right is a dual aspect sitting room, with fireplace housing Morso wood burning stove. At the end of the hall is the spacious and beautifully light, being triple aspect, kitchen dining room, really the heart of the home. Fitted with a range of modern wall and base units, range style cooker, connected to bottle gas for hob cooking, From the dining area patio doors lead out to the garden. Also on the ground floor is a double bedroom and bathroom and bedroom 4/sun room. Stairs lead to the first floor, with some restrict head height on the landing/hallway and leads to two further bedrooms with views over the village and out to sea and a shower room.

## OUTSIDE

The gardens are generous with space to the front, along both sides and rear with lawned area, seating area, vegetable garden, with greenhouse and fruit trees including a wonderful Dittisham Plum and apple tree. There is a garage and driveway parking to the front, with plenty of space to extend to the side if desired. There is a utility area to the rear of the garage.

## SERVICES

Mains services are connected with oil-fired central heating.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

## DIRECTIONS

Take the road out from Dartmouth to Stoke Fleming, shortly after entering the village of Stoke Fleming turn right into Ravensbourne Lane, at the end of the lane turn right again into Venn Lane and then right again into Bay View Close. Rosedene will be found towards the end of the cul-de-sac on the left hand side.

## VIEWING ARRANGEMENTS

Strictly by appointment through our Dartmouth office Tel: 01803 835336





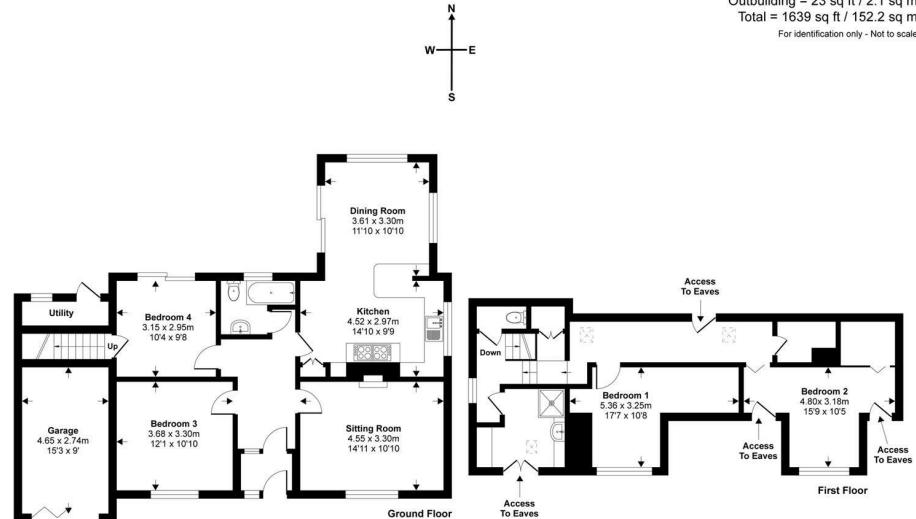
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1616 sq ft / 150.1 sq m (includes garage)  
Outbuilding = 23 sq ft / 2.1 sq m  
Total = 1639 sq ft / 152.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021.  
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