



18 The Plat
 Strete
 Guide price £335,000

Freeborns
 ESTATE AGENTS

A delightful barn conversion located near the end of a quiet cul-de-sac. The property boasts exposed vaulted beams, a communal courtyard, an allocated parking space and a garage. Additionally the property benefits from solar panels contributing to energy efficiency and a short drive away from Blackpool Sands.

SOLD CHAIN FREE



18 The Plat, Strete, TQ6 0SE

ENTRANCE HALL

Stairs rise to;

OPEN PLAN LIVING/KITCHEN

LIVING AREA

Vaulted ceilings with exposed beams, double glazed windows to rear with sea views, electric radiator, log burner, stairs up to lower ground floor, stairs up to;

KITCHEN/DINING AREA

Vaulted ceiling, Velux window, dual aspect * double glazed windows to front and rear aspects with sea views, electric radiator, range of base units, granite worksurfaces, 1 1/2 bowl stainless steel sink with swan neck mixer tap and built-in boiling water function, freestanding electric cooker, space and plumbing for a washing machine, space for a fridge, tongue and groove panelled splashbacks, granite worksurface breakfast bar.

LOWER GROUND FLOOR

Double glazed window to front, radiator, understairs storage cupboard, built-in storage cupboard, doors to;

BEDROOM ONE

Double glazed door to rear patio, electric radiator, floating vanity unit with inset sink.

BEDROOM TWO

Double glazed door to rear, double glazed window to rear, floating vanity unit with inset sink.

BATHROOM

Double glazed front window to rear, walk-in shower enclosure with electric shower, vanity unit with inset sink and designer mixer tap, close coupled WC, wall mounted electric radiator, part tiled walls, wall mounted fan heater.

OUTSIDE

Patio to rear leading onto communal patio area, an area of lawn to the front with a decked area for alfresco dining.

GARAGE

In a nearby block with up and over door.

EPC: TO BE CONFIRMED.

COUNCIL TAX BAND: D

LOCAL AUTHORITY

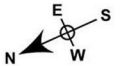
South Hams District Council

CONSUMER PROTECTION FROM UNFAIR TRADING

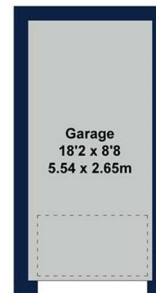
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Approximate Gross Internal Area
1163 sq ft - 108 sq m



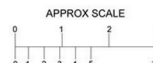
LOWER GROUND FLOOR



GARAGE



GROUND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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