



HOCKEY FIELDS, STOKE FLEMING
£419,000 FREEHOLD

LIKE NEW. A DELIGHTFUL, SUNNY AND LEVEL HOME.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

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SUMMARY: A DELIGHTFUL, SUNNY AND LEVEL HOME. MINUTES WALK FROM THE VILLAGE SHOP, POST OFFICE, PUB AND CHURCH.

DIRECTIONS: From Dartmouth travel up College Way on the A379 to Townstal Road. Follow the A379 on to Yorke Road, sign posted to Stoke Fleming. Continue to Stoke Fleming, past the village hall on your right, through the narrows, then when you will see the village shop, cross the road heading up on your right into Church Road. Carry on up Church Road, passing The Green Dragon on your right, past Well Park Place on your right, then turn in to Hockey Fields.No.12 will be 5 houses down on your right.

DESCRIPTION: Like new! Delightful, sunny, level home, minutes' walk to the village shop, post office, pub, and church. Country walks and Blackpool Sands an easy stroll away.

THE ACCOMODATION COMPRISES:

ENTRANCE HALL: A good size to "meet and greet". Access to kitchen, cloakroom and sitting room.

CLOAKROOM: W.C and wash-hand basin.

KITCHEN/DINER: Sunny, bright with double aspect. In pristine condition. Built in fridge/freezer, eye level oven and 4 hob electric top. Provision for dishwasher and washing machine. Dining is south facing with a cheerful outlook to the garden.

SITTING ROOM: Double doors open seamlessly to the garden, ideal for those balmy summer days. Access either from the Entrance Hall or via the Dining Room.

PRINCIPAL BEDROOM: This enjoys a double aspect extending across the width of the house. When the sun shines this room is flooded in sunshine.

EN-SUITE: With a shower, W.C and wash hand basin. Similar properties have reconfigured this space and made it into 2 bedrooms.

BEDROOM 2: This double bedroom has a view over the front garden and is adjacent to the family bathroom.

FAMILY BATHROOM: Bath with shower attachments. Wash-hand basin and W.C

PARKING: This home enjoys its own double car pad for off street parking.

OUTSIDE: Delightful, fully fenced, private, south facing garden. This has been landscaped with the emphasis on low maintenance. However, the green fingered enthusiast could still make their mark. A good sized garden shed is great for all those tools, but could also pass as a "man cave"?

POSTCODE: TQ6 0EW

EPC RATING: B

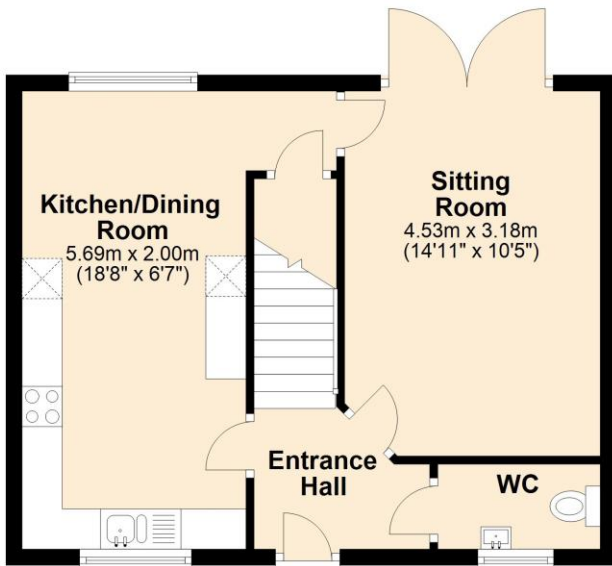
COUNCIL TAX BAND: D

SERVICES: Mains water and electricity are connected. Electric heating. There is no gas in the village.



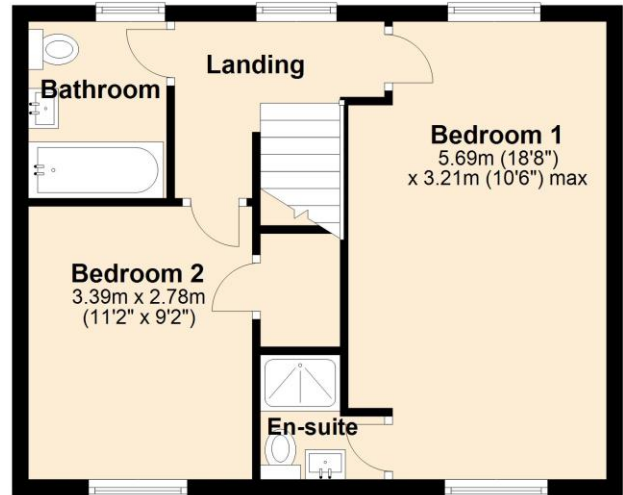
Ground Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



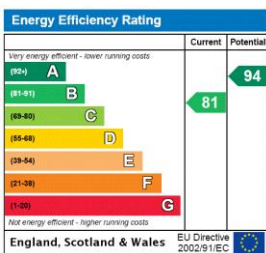
First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 80.9 sq. metres (871.0 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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