



CHURCH ROAD, STOKE FLEMING
£359,000 FREEHOLD

**A LOVELY THREE BEDROOMED PROPERTY SET
IN THE HEART OF THE VILLAGE.**

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

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SUMMARY: This lovely three bedroomed home is nestled in the heart of the village close to the village amenities.

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 carry on straight ahead, to the right of the village shop and Post Office, on to Church Road. The Old Bakehouse is on your right with pedestrian access through the wooden gate.

DESCRIPTION: Nestled in the heart of the village and only minutes' walk from the village shop, pub, and church. Steeped in history, this lovely home is ready to welcome another family to create their memories. Make the most of the long hazy days of summer in the private garden.

- - 3 bedrooms
- - Central village location
- - Private garden
- - Ensuite
- - Freehold
- - Contents available by separate negotiation

POSTCODE: TQ6 0PX

EPC RATING: E

SERVICES - All mains services are connected. There is no gas in the village.

VENDORS COMMENTS: - We bought The Old Bakehouse some 20 years ago coming up to our retirement. We had both experienced busy working lives and felt the need for a bolt hole.

Originating from Devon our essentials were blue sea, a friendly vibrant village, local shop, good pub and plenty of walking with Stoke Fleming we achieved all of this.

The Old Bakehouse has proved to be the perfect property, being on The South West Coastal Path and only a short walk from one of Devon's most beautiful beaches Blackpool Sands.

Although the lack of parking may seem a problem to some, we have found it an asset. We are always able to stop outside to drop off shopping etc. By being secluded from the road, there is no evidence of residence, a perfect lock up and leave.

We enjoy a peaceful garden with privacy with lazy summer afternoons on the southwest facing decking, on occasions the church bell in the background.

The property has been easy to manage, with the three double bedrooms being downstairs, providing a tranquillity, often mentioned by many friends and family who have stayed with us.

The delightful town of Dartmouth is nearby creating a further interest where we have had moored a coastal motorboat for many years giving much fun to family and friends.

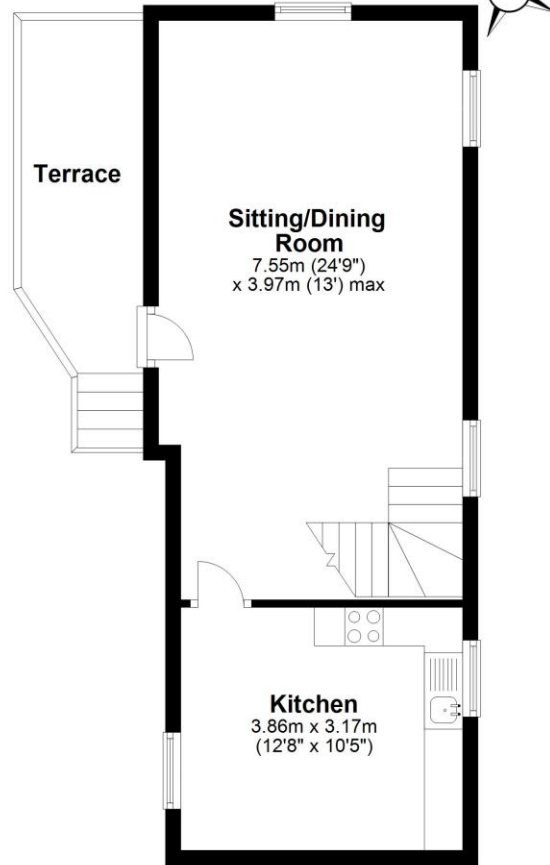
Regrettably we feel it is time for another phase of our lives leaving us with MANY HAPPY MEMORIES.



Lower Ground Floor
Approx. 44.8 sq. metres (482.7 sq. feet)

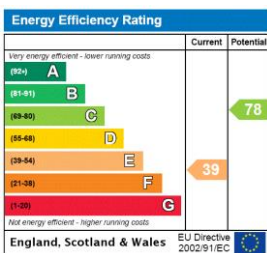


Ground Floor
Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 86.9 sq. metres (934.9 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.



Tenure: Freehold
Term: N/A
Service Charge: N/A
Ground Rent: N/A
Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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