



DEER PARK ROAD, STOKE FLEMING
£379,000 FREEHOLD

A WELL PRESENTED TWO BEDROOMED BUNGALOW

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

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SUMMARY: A lovely two bedroomed bungalow in the popular village of Stoke Fleming with gardens and garage.

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, then drive down Ravensbourne Lane on your right. Continue down, then turn right onto Venn Lane, carry on past Harefield Drive, past Bay View Close, past Venn Way then turn right onto Deer Park Road and No.7 will be along on your left.

DESCRIPTION: Loved for the past 50 years and ready for the next chapter. Ideal first home or investment, very tidy 2-bedroom property in a popular coastal location with level gardens and garage. All the local attractions and beaches are within easy reach.

OUTSIDE: The garden is level and established with a mix of shrubs and an herbaceous border. This is relatively low maintenance and could be developed in any direction the new owners wish.

POSTCODE: TQ6 0QW

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES - Mains water and electricity are connected there is no gas in the village.

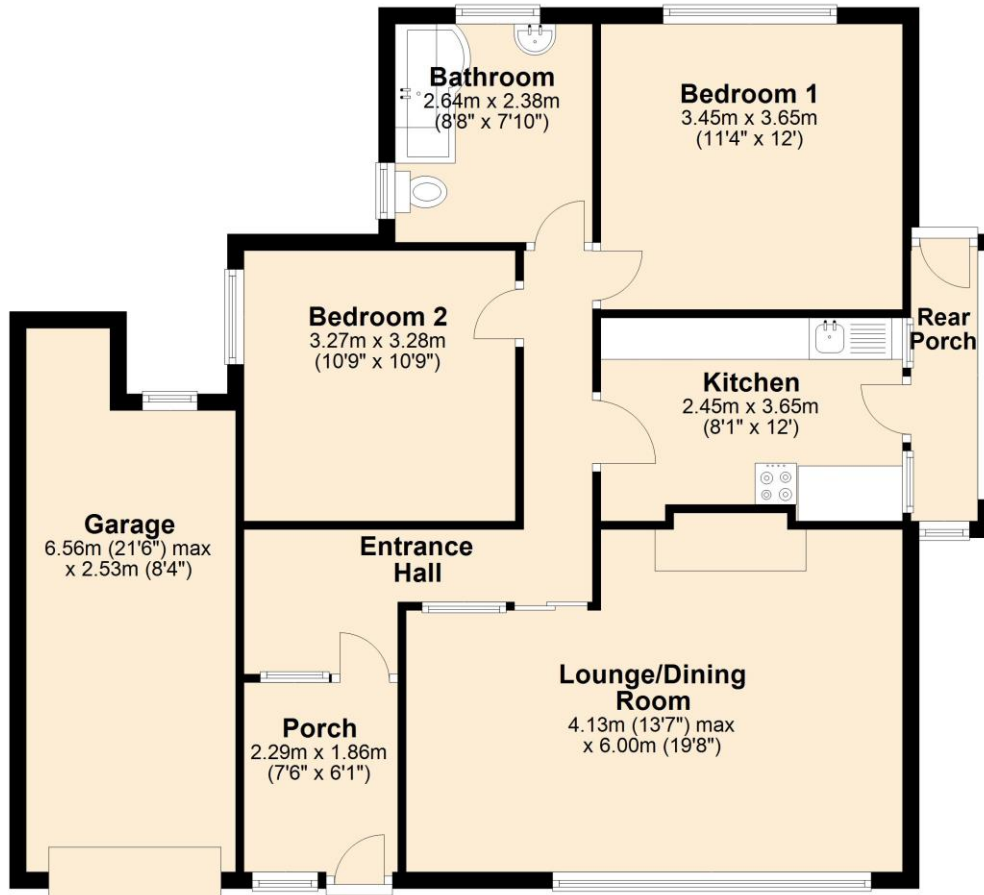
OWNERS COMMENTS: We have been privileged to live in Stoke Fleming for the past fifty years and 7 Deer Park Road has been an ideal location within short proximity to the village centre, The Village Shop, Green Dragon pub, Stoke Lodge Hotel, Kendricks Restaurant and only a short walk to Blackpool Sands beach and the Southwest coast path. A regular bus service is also available to Dartmouth.

Advancing age now dictates that we need to be nearer our family and more accessible shops and public transport links. However, we shall be very sorry to leave as we are surrounded by great neighbours on all side who are always available to help if needed.

- - Private large rear garden
- - Kitchen with access to porch
- - 2 spacious bedrooms
- - Garage and garden shed
- - Sunny westerly outlook
- - One level house and garden
- - Excellent development opportunity.



Ground Floor



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.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
60	81
<small>England, Scotland & Wales</small> <small>EU Directive 2002/91/EC</small>	

Tenure: Freehold

Council Tax Band: D

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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