



DARTMOUTH ROAD, STOKE FLEMING  
**£230,000 FREEHOLD**

## A REFURBISHED TWO BEDROOMED COTTAGE.

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**SUMMARY:** A REFURBISHED COTTAGE WITH 2 DOUBLE BEDROOMS, 1 EN-SUITE AND A SEA GLIMPSE. 20' OF RECEPTION SPACE TOO. ALL IN THE HEART OF THIS SOUGHT AFTER COASTAL COMMUNITY.

**DIRECTIONS:** From Dartmouth, proceed out up to College Way, bearing left at the roundabout for Blackpool Sands (A379), heading into Stoke Fleming village, as the road descends and narrows Gratton Cottages will be on your left hand side before the bus stop.

**DESCRIPTION:** A much improved period cottage. Worth noting are the open plan lounge/dining room with wood burning stove, fitted kitchen, outside rear courtyard and sea glimpses from the first floor level where you will find 2 double bedrooms (1 en-suite) bathroom and study area. There are electric thermostatic heaters (renewed by the current owners) in all rooms and on the landing. Recently installed double glazing ensures that you stay snug and secure.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx)

From the front pathway, there is a canopied porch leading to:

**ENTRANCE HALL** - A walk-in cupboard for storage and hanging space. Stairs to first floor.

#### **SITTING ROOM/DINING ROOM:**

**SITTING ROOM:** - 10'4" x 11'9" (3.15m x 3.58m) With a shuttered window to front, cast Victorian feature fireplace to complement the electric heating. This as been opened up with a squared off arch to the:

**DINING ROOM:** - 11'7" x 7'10" (3.53m x 2.4m) Fireplace that is home to a wood burning stove. Double opening patio doors leading to courtyard garden.

**KITCHEN:** - 9'9" x 7'10" (2.97m x 2.4m) Home to a range of base and eye level units, cooker and cooker hob with extractor fan over, part tiled walls, space plumbed for a washing machine, another plumbed for dishwasher as well as space for a fridge/freezer. Extractor fan and window to side.

**Stairs rise to the:**

**FIRST FLOOR LANDING** - Which has a space for a small home office beneath the window which looks out across the village.

**BEDROOM 1:** - 15'9" x 10'4" (4.8m x 3.15m) The larger bedroom is to the front with 2 windows. It also has a feature fireplace.

**BEDROOM 2:** - 7'10" x 8'10" (2.4m x 2.7m) This too has an open fireplace, sea glimpses and door to:

**EN-SUITE SHOWER ROOM** - With a white suite: a shower cubicle with electric shower, low level W.C., wash basin and a heated towel rail.

From the landing there is a:

**FAMILY BATHROOM** - The white suite here consist of a panel bath with mixer tap and shower attachment. Low level W.C, wash basin, extractor fan and heated electric towel rail. AIRING CUPBOARD houses the hot water tank with immersion heater and shelving.

**OUTSIDE** - To the rear is a small COURTYARD GARDEN with outside storage shed. The courtyard has a tiled floor and is enclosed by stone walls. There is no front garden.

**POSTCODE:** TQ6 0NY

**COUNCIL TAX BAND:** C

**EPC RATING:** F

**SERVICES:** - Main electricity and water are connected. There is no gas in the village

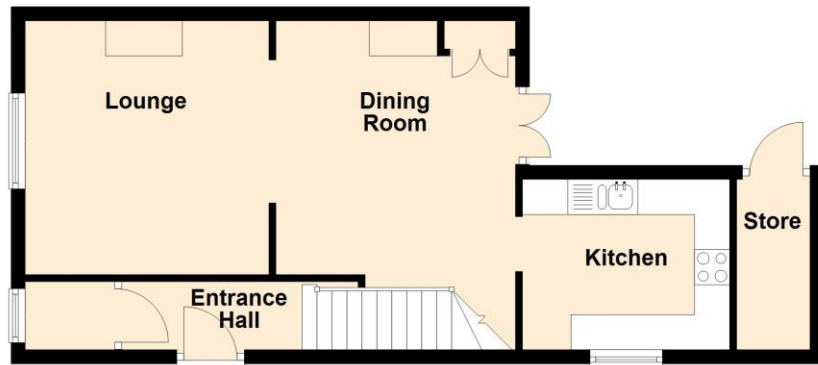






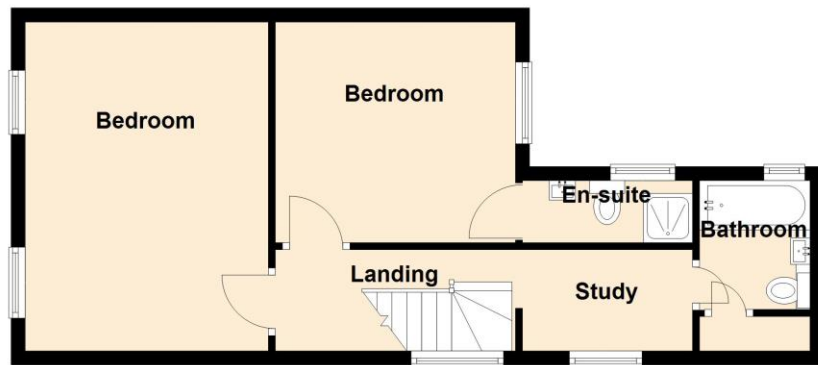
### Ground Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



### First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	30 F	
1-20	G		

**TENURE: Freehold**

**Council Tax Band: C**

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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