



WHITELADIES, STOKE FLEMING  
£225,000 LEASEHOLD

A SUPERB HOLIDAY RETREAT OR SMALL  
HOME ENJOYING FANTASTIC VIEWS.

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk)

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**DIRECTIONS:** From Dartmouth, on reaching the village of Stoke Fleming follow the road passing the Post Office and Store on the right hand side. After approximately 100 yards turn left into Whiteladies where you will find the car park. The property is around the back of the property seaward facing.

**DESCRIPTION:** A delightful modernised pied de terre occupying a fantastic location in this sought after coastal village and enjoying lovely views over the trees to the sea. The property has been much improved by the present owner, decorated throughout using Farrow & Ball colours and wallpaper and has accommodation on two floors to include two bedrooms, open plan living room/kitchen and a shower room. Of further note is the most attractive terrace with French doors from the lounge all enjoying the beautiful views. There is an allocated parking space in the car park and communal gardens.

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

French doors lead to:

**OPEN PLAN LIVING ROOM/KITCHEN:** 11'5" x 12'9" (3.48m x 3.89m) A range of matching modern base kitchen

cupboards with corner sink, drainer and mixer tap. Integrated fridge, space for an electric oven, uPVC double glazed window to side. Wall lights, wall mounted electric heater. Work surface areas, ceiling lights, super views over the trees to the sea.

**GROUND FLOOR BEDROOM:** 11'2" x 6'6" (3.4m x 1.98m) Windows to side and rear. Fitted wardrobe, ceiling light point.

Stairs rise to:

**FIRST FLOOR LANDING AREA:** With ceiling light point.

**FIRST FLOOR BEDROOM:** 8'8" x 11'2" (2.64m x 3.4m) uPVC double glazed picture window enjoying the wonderful views over the grounds and adjoining woodland to the sea. Exposed floorboards, wall lights, fitted wardrobe and high level storage cupboards housing superfast broadband, useful built-in dressing table area, wall mounted electric radiator.

**SHOWER ROOM:** Three piece suite comprising wash hand basin set into vanity unit, low dual flush W.C., shower cubicle with electric shower. Wall light, extractor, ceramic tiled floor.

**OUTSIDE:** Attractive **TERRACE** overlooking the sea, ideal for alfresco dining. **COMMUNAL GARDENS, COMMUNAL LAUNDRY ROOM** with washing machine and dryer.

**MAINTENANCE CHARGE FOR 2025:** Approximately £1000 (Payable 1st April) and includes water and sewage rates, building insurance and hot water, and communal gardens and external areas plus an additional charge around £600 per annum (Payable Sept 1st).

**LEASE:** 999 Years from 1981. Pets not permitted.

**COUNCIL TAX BAND:** B

**EPC RATING:** D

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

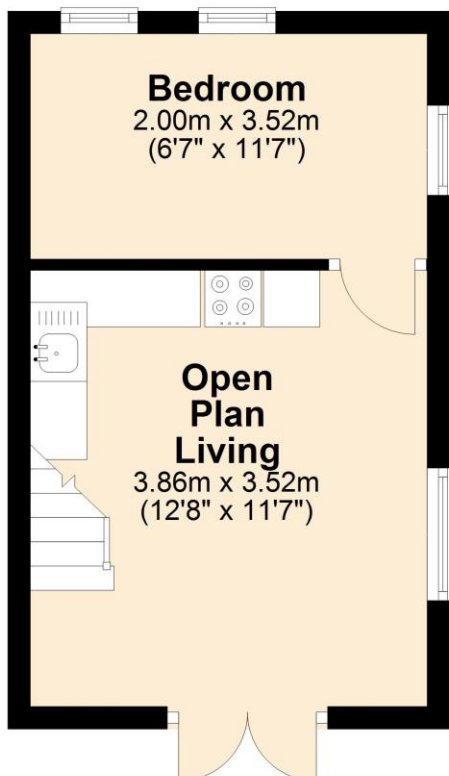






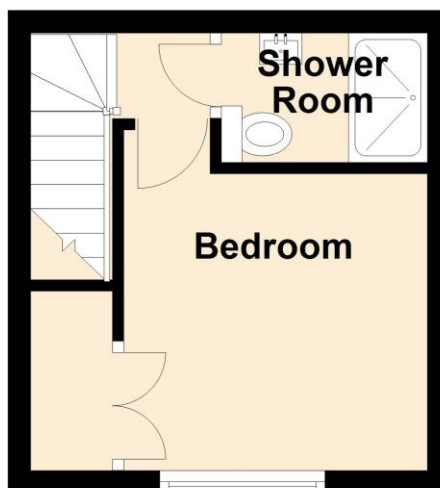
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Approx. 21.0 sq. metres (225.6 sq. feet)



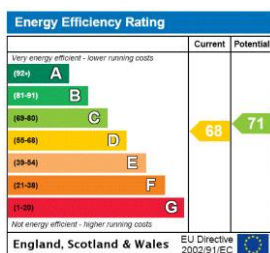
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Approx. 13.6 sq. metres (146.7 sq. feet)



Total area: approx. 34.6 sq. metres (372.3 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:** Leasehold**Term:** 951 year and 0 months**Service Charge:** £1000 per annum**Ground Rent:** £ 0 Annually**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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