



VENN LANE, DARTMOUTH, DEVON, TQ6  
**£545,000 FREEHOLD**

## A WELL PRESENTED THREE BEDROOMED BUNGALOW WITH GARDENS AND PARKING.

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**SUMMARY:** One of Stoke Fleming's finest bungalows. Level, sunny and pride of ownership reflected throughout.

**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.No.9 will be along on your right.

**DESCRIPTION:** A quality 3-bedroom bungalow in immaculate condition. If you are looking for that level situation to retire to? This could be the one for you. Early inspection is recommended.

**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL** - Spacious with plenty of room to meet and greet.

**BEDROOM 1** - To the left of the Entrance Hall is a spacious single, with fitted wardrobes. The current bed does pull out to be a double when the family arrive.

**THE ACCOMMODATION COMPRISES:**

**BEDROOM 2** - To the right of the Entrance Hall is a lovely double with views over the front patio and garden.

**BEDROOM 3** - The principal bedroom is located on the south side of the home with lovely views of the garden. Being slightly distanced from the other bedrooms this does offer an extra element of privacy. The en-suite has a shower, wash hand basin/vanity, heated towel rail and W.C.

**FAMILY BATHROOM** - This is fully tiled with a full-sized bath with a shower above. It has a wash hand basin, heated towel rail and W.C.

**KITCHEN/DINING** - Bright and sunny with its own stable door to the front patio and open plan with the dining, which has its own bifold doors to the rear south facing garden, this will be the beating heart of this wonderful home. It has composite marble work tops offering plenty of space to prepare meals. There is a central island with 2 stools for informal dining. It has an under-bench dishwasher, electric hob and electric oven and a freestanding Montpeller, fridge/freezer.

**SITTING ROOM:** - This gracious room, which flows seamlessly from the hall to the dining area has bifold doors which are perfect for these balmy summer days. There is plenty of wall space for the family heirlooms to fit against and to hang those old masters and paintings of family members.

**UTILITY ROOM** - The room every home needs, but seldom has? The vendor is leaving the washing machine and drier and an upright fridge/freezer. There is access to the garden and to the garage. The garage is small but does offer that excellent extra storage.

**OUTSIDE** - Immaculately presented. Designed with the emphasis on low maintenance. The bifold doors take you to a deck which overlooks a private garden of lawn, mature shrubs and herbaceous borders.

**POSTCODE:** TQ6 0QH

**EPC RATING:** D

**COUNCIL TAX BAND:** D

**SERVICES** - Water, sewage and electricity.

**OWNERS COMMENTS**

We came here in 2021, at first, we thought it was a small bungalow, but what a huge surprise when we walked in the door! So much space and with bi-fold doors both in the sitting room and kitchen onto the terrace, we fell in love with No.9 straight away.

The garden is just the right size and manageable, with the sun all day long, views of the sea and a lovely spot to have a drink on the terrace. Owning a camper van, we thought we had struck gold with all the parking space to the front of the house. Plenty of space for cars and "the camper". And no complaints from our neighbours when we parked the camper van. The neighbours are just wonderful, Yes, we have been very happy here, just loved it.

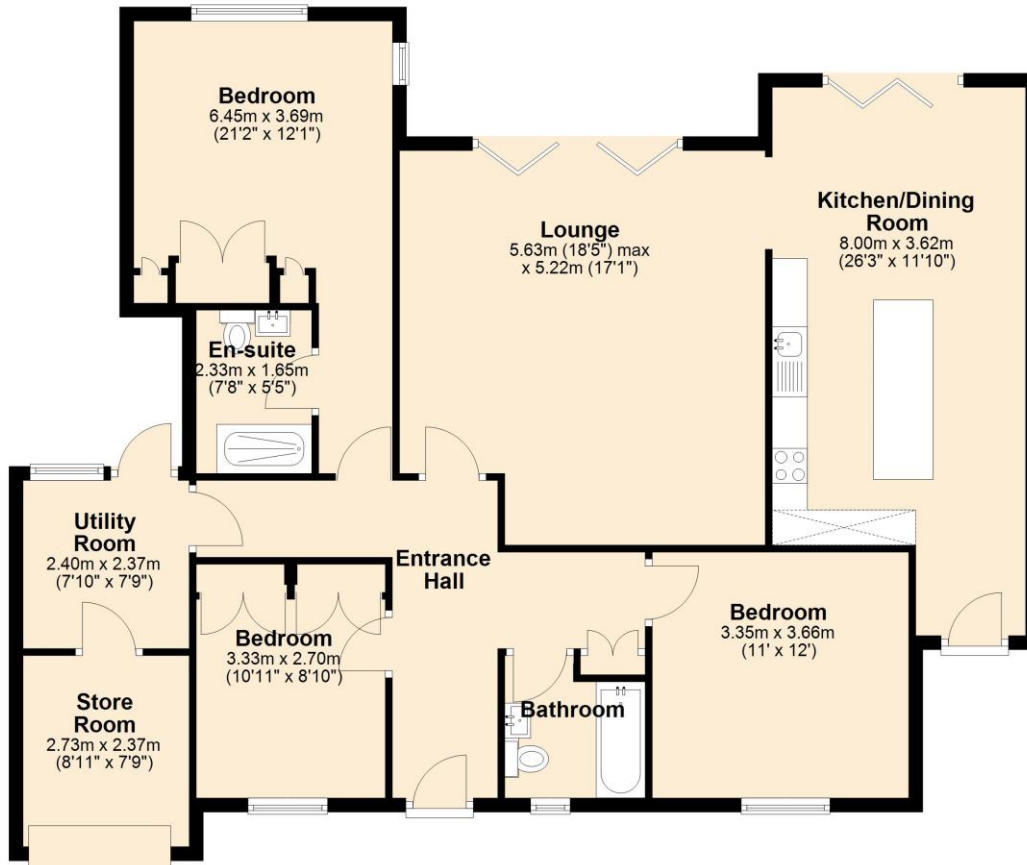
Dartmouth is only one and half miles away with all you need, Sainsburys, Lidl's, Medical Centre and a Pharmacy. I will be sad to leave, but it is now too big for me on my own.





## Ground Floor

Approx. 130.5 sq. metres (1404.8 sq. feet)



Total area: approx. 130.5 sq. metres (1404.8 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	77 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**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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