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One Ocean Breeze



Totnes 12.9 miles - Plymouth 32 miles -  
Exeter 42.8 miles

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## A beautifully presented 2 bedroom apartment with a successful holiday rental history

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- Private gated access
- Allocated parking
- Ground floor apartment
- Seaviews of Start Bay from the outside decking
- The perfect holiday home or rental
- High quality fittings and furnishings
- Internal contents included
- No onward chain

Guide price £325,000

### SITUATION

Stoke Fleming is a quintessentially English village with a primary school, active church, village hall and within a short walk, a highly recommended restaurant with a village pub and local store at it's centre. Located within close proximity to Dartmouth with all of it's facilities, plus local bus service into Dartmouth. The property is very close either by car or stunning walk along the South West Coastal Path to the award winning privately managed beach of Blackpool Sands.

### DESCRIPTION

Ocean Breeze is a conversion of 11 bespoke apartments completed in 2016 with private gated entrance, allocated parking, communal gardens and views across Start Bay. One Ocean Breeze is a ground floor two bedroom apartment with it's own private outside area and presented to an extremely high standard.

### ACCOMMODATION

The main entrance to the building has a glass porch roof with intercom entrance system and individual mail boxes. Entering the apartment via the communal hallway, the front door opens into the entrance hall from which all of the rooms lead off. Bedroom two is a generous double bedroom with ample room for freestanding furniture and wardrobes. The family bathroom is fully tiled and fitted with a modern Roca white suite comprising bath with hand held shower attachment and wall mounted mixer tap, hand basin and toilet as well as a heated towel rail and illuminated cabinet / mirror. The master bedroom is dual aspect and offers superb space and natural light. The en-suite is fitted with matching Roca toilet, hand basin and shower cubical. A convenient cupboard is ideal for the storage of everyday household items and is fitted with an electrical socket to provide a charging point for a rechargeable vacuum cleaner. The open

plan living space incorporates the dining area and kitchen which is superbly fitted with a range of floor and wall units finished with ivory gloss draw and cupboard fronts and oak effect worktops. Built in NEF appliances consist of a dishwasher, washing machine / tumble dryer, electric oven, induction hob and extractor and fridge freezer. Glimpses of the sea can be enjoyed from the living area, especially when the bi-fold doors are opened to the decking area.

### OUTSIDE

The main entrance is gated and operated by a remote control. There is an allocated parking space a short distance from the entrance door. The front of the property is planted with mature trees and shrubs; the communal garden to the rear is well stocked with shrubs and is laid mostly to lawn. The apartment has a very generous amount of outside space, mostly low maintenance with beautiful views across the garden and towards Star Bay.

### SERVICES

All mains services are connected except gas. Central heating and hot water is provided by LPG boiler via communal tanks, individually metered.

### TENURE

Freehold.

### VIEWING

Strictly by appointment with Stags.

### LOCAL AUTHORITY

South Hams District Council.

### DIRECTIONS

From Dartmouth proceed up College Way, passing Britannia Royal Naval College. Turn left at the mini roundabout, signposted Stoke Fleming (A379). Coming into Stoke Fleming, Ocean Breeze can be found on the left.



Approximate Gross Internal Area = 70.3 sq m / 757 sq ft

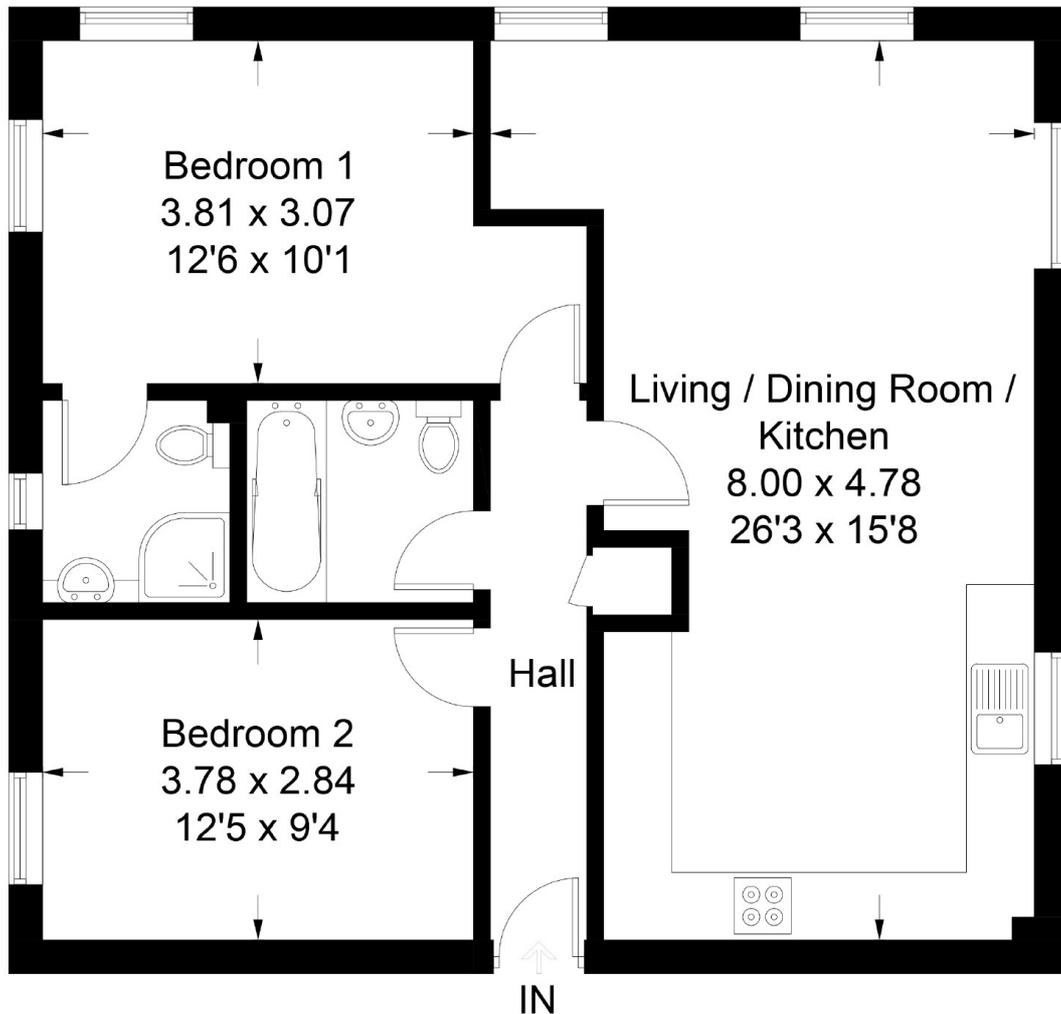
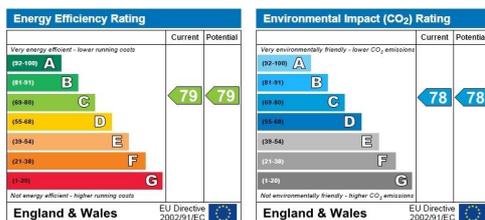


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID558115)

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