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Hilsyde





Dartmouth 5 miles Kingsbridge 11 miles  
Totnes 13 miles

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## A 1960's bungalow with significant development potential and stunning views over Start Bay

- Beautiful views of Start Bay
- Rural views to the rear
- Significant development potential
- No onward chain
- Large front garden

Guide Price £599,000



### SITUATION

The coastal village of Strete lies within the South Devon Area of Outstanding Natural Beauty looking out across Start Bay from its prime hilltop position just south of Dartmouth. This picturesque parish is the gateway to a wonderfully scenic stretch of coastal footpath which takes you to Stoke Fleming, via the stunning family beach at Blackpool Sands in one direction and the beautiful 3 mile stretch of Slapton Sands in the other.

Strete itself benefits from a post office/general store, a public house and parish church.

### ACCOMMODATION

The glazed front door leads into a porch and through to the entrance hallway from which access to the sitting room is gained. This double aspect room is flooded with natural sunlight and provides lovely views of Start Bay. There is a stone fireplace with tiled hearth, currently fitted with an electric, living flame effect fire.

The kitchen is located to the rear of the property, with a rural view and is fitted with a range of floor and wall mounted units as well as an electric oven, induction hob, space for dishwasher and inset sink. There are two small storage cupboards, one containing the oil fired boiler.

The kitchen leads into the double glazed conservatory which offers those aforementioned rural views and further cupboards together with space and plumbing for a washing machine.

There are two bedrooms, both with built-in storage; the master situated to the front with a large window overlooking the pretty front garden and views across Start Bay

The family bathroom consists hand basin, w/c and walk in shower cubicle.

### OUTSIDE

The long driveway finishes in a large parking area with ample space for a number of cars and turning room. There is a single garage attached to the property with an up and over door and separate door to the rear. Steps in the garage provide access to a small storage area / workshop in the loft space of the main property. The main level garden to the front is neatly presented and filled with mature trees and shrubs. There is a smaller lawned area to the side, wrapping around to the rear of the property where the oil tank is located.

### SERVICES

It is understood that mains electricity and water are connected with private drainage. Oil fired central heating (no gas supply in the village)

### TENURE

Freehold

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

### VIEWING

Strictly by prior appointment with Stags Dartmouth property office on 01803 835336

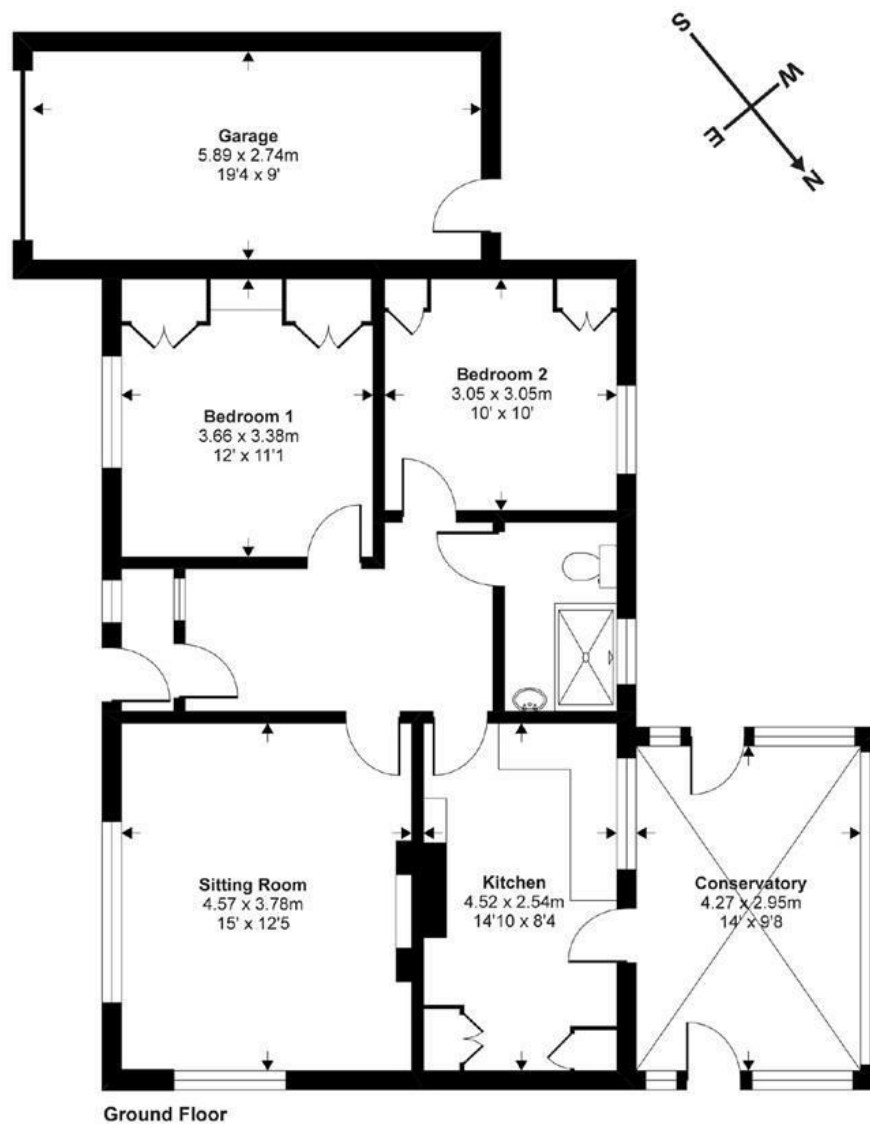
### DIRECTIONS

From Dartmouth take the A379 coastal road passing through Stoke Fleming and beyond Blackpool Sands. Continue through the village of Strete, pass the post office and The Kings Arms on the left. After a short distance and just before the road bears sharply to the left, turn right into Hynetown Road. The entrance to Hilsyde will be found up and along on your left hand side.





Approx. Gross Internal Floor Area  
97 Sq Metres 1045 Sq Ft (Includes garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

9 Duke Street, Dartmouth, Devon, TQ6 9PY



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		81
81-91 B		
69-80 C		
55-68 D		
49-54 E	44	
45-48 F		
39-44 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01803 835336  
dartmouth@stags.co.uk

stags.co.uk



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