



**Apartment 5, Ocean Breeze, Dartmouth Road,  
Stoke Fleming, Dartmouth, TQ6 0QS**

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand Petit**  
ESTATE AGENTS









## Apartment 5, Ocean Breeze, Dartmouth Road, Stoke Fleming, TQ6 0QS

A stylish first floor apartment, in the heart of this charming South Hams village, situated a short walk from the beautiful Blackpool Sands beach.

Currently a successful holiday let, the property benefits from an allocated parking space, a good sized private balcony and gorgeous views of the communal gardens and the Start Bay coastline beyond.

The main living space is open plan and flooded with light, comprising of a sitting area, a dining area and a well fitted and equipped kitchen with integrated appliances. There is an en suite main bedroom, a further guest bedroom and a family bathroom.

Outside there are pretty communal grounds and there is an allocated parking space.

The popular and sought after coastal village of Stoke Fleming is located approximately 3 miles to the west of Dartmouth. The village boasts an active community with a respected primary school, post office/stores, a popular public house, hotel and a bar/restaurant. The village is in a designated Area of Outstanding Natural Beauty and is close to the award winning Blackpool Sands beach, SW Coastal Footpath and unspoilt Start Bay coastline.

### KEY FEATURES

- Stylish 2 Bedroom Apartment
- Stunning Views Of The Start Bay Coastline
- Good Sized Balcony
- Allocated Parking
- Within Walking Distance Of Blackpool Sands Beach
- 1 En Suite Bathroom
- Pretty Village Location
- Service Charge Approx. £2200 p.a. Ground Rent Approx. £290 p.a.
- 999 Year Lease From 1<sup>st</sup> February 2016

BEDS 2 | BATHS 2 | RECEPTS 1 | EPC Rating C | COUNCIL TAX D | TENURE Leasehold

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## Ground Floor

Approx. 58.1 sq. metres (625.0 sq. feet)



Total area: approx. 58.1 sq. metres (625.0 sq. feet)



### DIRECTIONS

From the centre of Dartmouth proceed up College Way, passing Britannia Royal Naval College on your right. At the mini roundabout turn left onto the A379 signposted Stoke Fleming. On entering the village the apartments are opposite the village hall on the left hand side.

### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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