



**12 Deer Park Road, Stoke Fleming, Dartmouth,
Devon, TQ6 0QW**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





This well-maintained detached bungalow is nestled in a quiet, tucked-away corner of Deer Park Road, a popular residential area within walking distance of the beautiful Blackpool Sands beach. The property enjoys a generous corner plot and is just a short stroll from the village shop and post office, pub, library, village hall, and a convenient bus route—making it an ideal location for those seeking both coastal living and community amenities.

Lovingly cared for over the years, the bungalow offers comfortable accommodation with scope for modernisation, presenting an exciting opportunity for new owners to create a stylish and personalised home. The layout includes a welcoming entrance hall leading into a bright and spacious open-plan L-shaped sitting and dining room with a feature fireplace, and a well-fitted kitchen with a comprehensive range of base and wall units and a door opening directly to the rear garden. There are two good-sized double bedrooms and a family bathroom.

Set within well-maintained gardens, the property enjoys a peaceful setting with a strong sense of seclusion, yet remains close to local amenities and scenic walking routes along the South West Coast Path. The property features a driveway at the front providing off-road parking and access to the garage. The gardens are a real feature, with a front lawn and a large lawned rear garden that offers privacy, space, and year-round colour with an abundance of mature planting. This is a home with great potential in one of South Devon's most desirable coastal villages—early viewing is highly recommended.

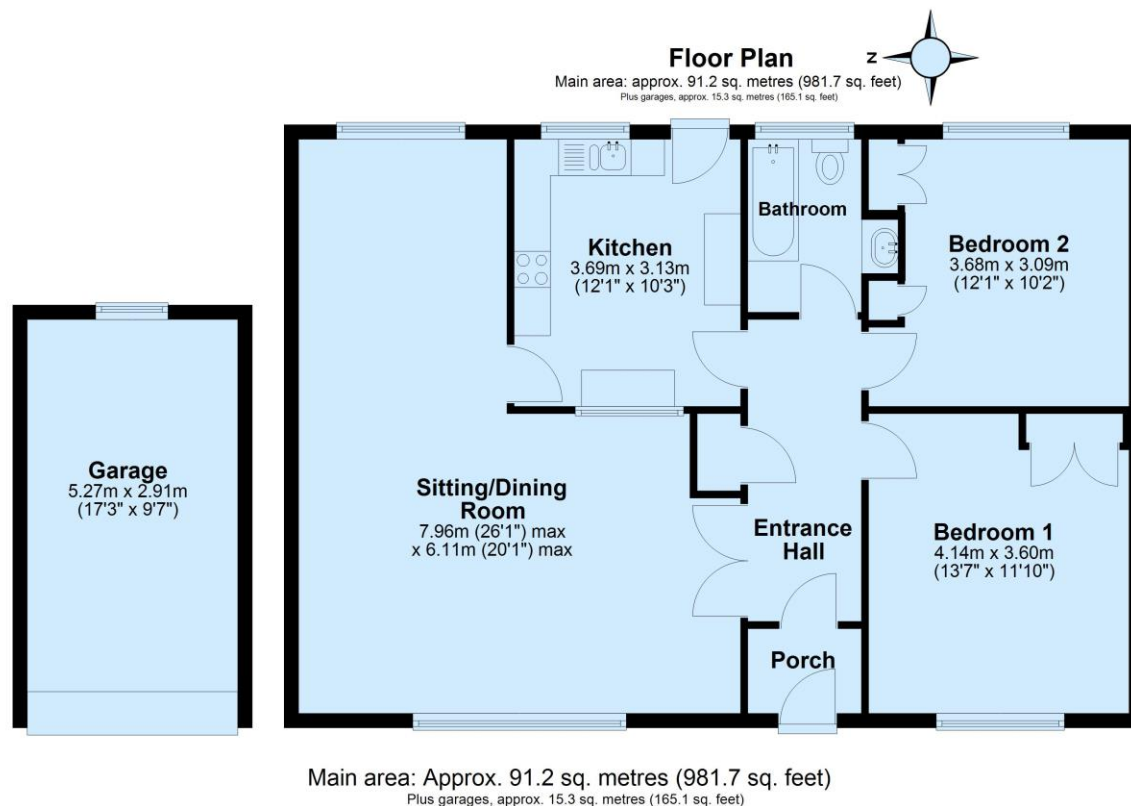
The popular and sought after coastal village of Stoke Fleming is located approximately 3 miles to the west of Dartmouth. The village boasts an active community with a respected primary school, post office/stores, a popular public house, hotel and a bar/restaurant. The village is in a designated Area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

KEY FEATURES

- Well Maintained Detached Bungalow
- Good Sized Corner Plot
- 2 Bedrooms
- Open Plan Sitting / Dining Room
- Secluded Mature Gardens
- Garage & Driveway Parking
- Withing Walking Distance Of Blackpool Sands Beach
- Mains Electricity, Water & Drainage
- Electric Heating

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC E | COUNCIL TAX D | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190
dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk



DIRECTIONS

From the centre of Dartmouth proceed up College Way, passing the naval college on your right. At the mini roundabout turn left on to the A379 to Stoke Fleming. Just beyond the village hall turn right on to Ravensbourne Lane and at the T junction turn right on to Venn Lane continuing up to the top of the road and turning right in to Deer Park Road where the property is towards the bottom of the road 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.

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS