



### 3 bed cottage to buy in TQ6

Dartmouth Road, Stoke Fleming,  
Dartmouth, Devon, TQ6 0NU

**£250,000** Starting Bid

🏠 x3 🚗 x2 🚻 x2

Tenure

**Freehold**

Garage parking

### Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Period Property
- ✓ Garage
- ✓ Popular Village Location
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: F
- ✓ Heating supply: Night Storage
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000

An attractive stone-built, three-bedroom cottage with garage parking and a well proportioned garden located close to the centre of Stoke Fleming. The property which has been inhabited by the same family for over 100 years has been partially re-roofed in 2012 benefits from the re-building of the chimney stack in 2024 and has had replacement night storage heaters in multiple rooms.

Entrance Hallway - Night storage heater, Cupboards housing the fuse box and electric meter.

Lounge - Feature fireplace, night storage heater, dual aspect uPVC windows to front and side, under window cupboard.

Dining Room - Feature fireplace, integrated storage cupboards, night storage heater, door to one side and twin windows to the other, understairs cupboard.

Shower Room - Vinyl flooring, walk-in shower cubicle, low level WC, pedestal wash hand basin, large heated towel rail, extractor fan, wall mounted fan heater.

Kitchen - Tiled floor, pine fronted base and eye level units with laminate worktop over, 1 1/2 stainless steel sink and drainer, integrated oven and hob, space for washing machine. Tiles splashbacks, stable style door to garden, dual aspect windows.

Landing - Night storage heater, loft hatch, airing cupboard.

Bedroom Three - Built-in cupboard, Panel heater, uPVC sash window to front.

Bedroom Two - Night storage heater, twin windows to side.

Wc - Low level WC, obscured sash window to side.

Bathroom - Panelled bath, shower cubicle with glass door and 'Mira Sport' electric shower, pedestal wash hand basin, vinyl flooring, part tiled walls, chrome heated towel rail, obscured sash window to side.

Bedroom One - uPVC sash window to side, part sloping ceiling with two roof windows.

Garage - Electric up and over door and pedestrian door to main home.

Garden - An attractive stone pathway leads past the neighbouring garden to the property's well stocked garden with stone storage shed and sea glimpses. There is a stone bordered plant bed beside the kitchen door and outside WC.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Cottage

Parking: Garage

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Night Storage

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## Description

An attractive stone-built, three-bedroom cottage with garage parking and a well proportioned garden located close to the centre of Stoke Fleming. The property which has been inhabited by the same family for over 100 years has been partially re-roofed in 2012 benefits from the re-building of the chimney stack in 2024 and has had replacement night storage heaters in multiple rooms.

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## ENTRANCE HALLWAY

Night storage heater, Cupboards housing the fuse box and electric meter.

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## LOUNGE

Feature fireplace, night storage heater, dual aspect uPVC windows to front and side.

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## DINING ROOM

Feature fireplace, integrated storage cupboards, night storage heater, door to one side and twin windows to the other.

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## SHOWER ROOM

Vinyl flooring, walk-in shower cubicle, low level WC, pedestal wash hand basin, extractor fan, wall mounted fan heater.

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## KITCHEN

Tiled floor, pine fronted base and eye level units with laminate worktop over, 1 1/2 stainless steel sink and drainer, integrated oven and hob, space for washing machine. Tiles splashbacks, stable style door to garden, dual aspect windows

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## LANDING

Night storage heater, loft hatch, airing cupboard.

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## BEDROOM THREE

Panel heater, uPVC sash window to front.

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## BEDROOM TWO

Night storage heater, twin windows to side

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## W C

Low level WC, obscured sash window to side

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## BATHROOM

Panelled bath, shower cubicle with glass door and 'Mira Sport' electric shower, pedestal wash hand basin, vinyl flooring, part tiled walls, chrome heated towel rail, obscured sash window to side

## **BEDROOM ONE**

uPVC sash window to side, part sloping ceiling with two roof windows

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## **GARAGE**

Electric up and over door and pedestrian door to main home.

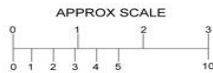
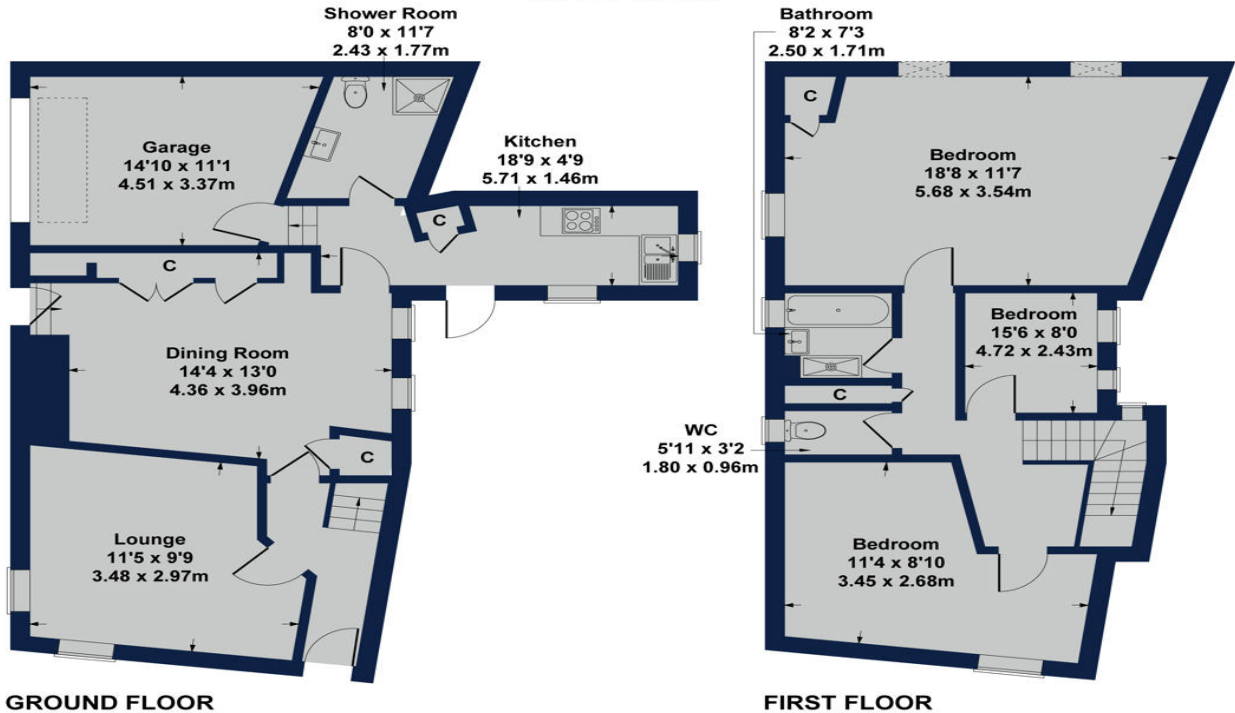
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## **GARDEN**

An attractive stone pathway leads past the neighbouring garden to the property's well stocked garden with stone storage shed and sea glimpses. There is a stone bordered plant bed beside the kitchen door and outside WC.

# Penbryn, Stoke Fleming

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan PortalPotterplans Ltd. 2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			68
(39-54) <b>E</b>			
(21-38) <b>F</b>		31	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Dartmouth Road, Stoke Fleming, Dartmouth, Devon, TQ6 0NU

Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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