



**9 Woodland Close**  
Staverton, Totnes, Devon, TQ9 6PQ

SOUTH HAMPS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## 9 Woodland Close

### Staverton, Totnes, Devon, TQ9 6PQ

A substantial detached bungalow located in the heart of the popular village of Staverton, offering well-presented accommodation with front and rear gardens, driveway parking, single garage and views over woodland.

To the front of the property is a driveway leading up to a single garage with front garden which is laid to lawn with mature plants. From the entrance hall to the left are two good sized bedrooms and family bathroom. The master bedroom, sitting room, dining room and kitchen are all located at the rear of the property overlooking the south-facing garden and enjoying countryside views. From the dining room sliding doors give access out to the garden. A utility room, shower room and storage cupboards complete the accommodation.

The garden has a slightly raised patio area, leading onto level lawn bordered with mature plants enjoying uninterrupted views to woodland.

Services: Mains electric, water and drainage. Oil fired central heating.

The popular village of Staverton is located about two miles to the north of Dartington and about 3 miles from Totnes, the commercial centre for this part of Devon. Access to the A38 Devon Expressway is easy, connecting Plymouth and Exeter where it links with the M5. At Totnes there is the mainline railway station with direct links to London. The village lies on the banks of the River Dart and boasts a strong community.

#### KEY FEATURES

- NO CHAIN
- Well-presented detached bungalow
- South-facing rear garden
- Single garage and parking
- Popular village location
- Views over woodland

BEDS 3 | BATHS 1 | RECEPTS 1 | EPC E | COUNCIL TAX Band E | TENURE Freehold

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### DIRECTIONS

From the Totnes office of Marchand Petit proceed along Station Road heading towards Dartington. At the Cider Press roundabout turn right and pass straight over the next mini roundabout. Pass Dartington church and at the brow of the hill turn right sign posted Staverton Bridge and Landscope. Proceed down the hill, over the bridge and over the level crossing. Bear right sign posted for Staverton. On entering the village by the Sea Trout Inn turn right where the road bears left and follow it where it drops down hill and Woodland Close will be found 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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