



**12 Spinners Lane**  
Dartington, Totnes, Devon, TQ9 6GP

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## 12 Spinners Lane

### Dartington, Totnes, Devon, TQ9 6GP

Situated within a popular development built by Cavanna Homes, 12 Spinners Lane is an attractive and beautifully presented family home with easy reach of the amenities Dartington has to offer.

The property provides practical, well balanced living accommodation to the ground floor having a cloakroom, sitting room and open plan kitchen/dining room which leads out to the garden. To the first floor are three bedrooms- master has en-suite bathroom. A family bathroom completes the first-floor accommodation.

To the rear the property there is level garden with patio and lawn. The property benefits from two allocated parking spaces.

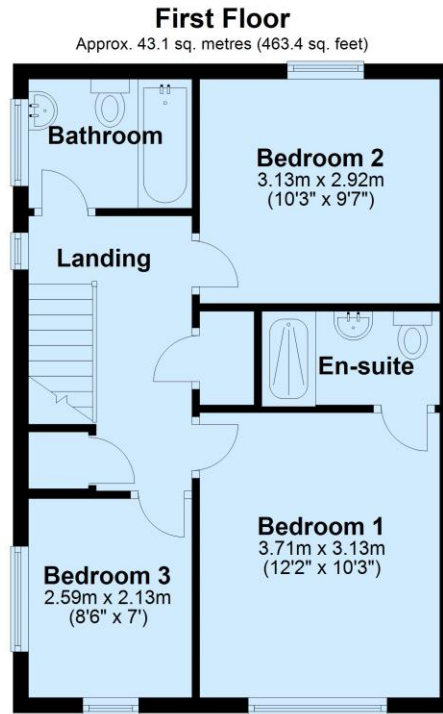
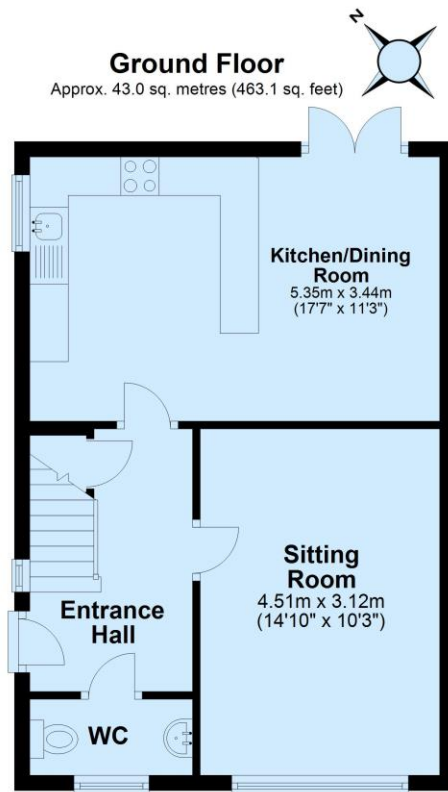
Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post office, open air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated for the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

#### KEY FEATURES

- Popular location
- Level rear garden
- Allocated parking for 2 cars
- Well-presented accommodation
- 3 bedrooms, 2 bathrooms
- Remainder of NHBC guarantee

BEDS 3 | BATHS 2 | RECEPTS 2 | EPC B | COUNCIL TAX Band D | TENURE Freehold

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Total area: approx. 86.1 sq. metres (926.5 sq. feet)



#### DIRECTIONS

From the Totnes office of Marchand Petit proceed onto Coronation Road, at the roundabout continue straight over heading towards Dartington. At the traffic lights continue straight over passing Kevice on the left hand side, continue on this road until you reach the roundabout. Take the 2nd exit towards Plymouth and at the next roundabout turn left and then immediately right.

#### 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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