



1 FAIRWAY GARDENS
SPARKWELL


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

I FAIRWAY GARDENS

A recently built detached house with attractive garden, garage , parking, within a small village development exclusively for over 55's, within each reach of Plymouth and Dartmoor. Thoughtfully designed and luxurious accommodation created to enable future proofed living should it one day be required.

Located on the edge of a golf course in the historic village of Sparkwell, in the desirable South Hams, Fairway Gardens is just a stone's throw from the wild open moorlands of Dartmoor. Not to mention in easy reach of South Devon's sensational coastline and picturesque seaside towns, including iconic Salcombe, renowned for its sun-soaked beaches and award-winning restaurants.

The property offers luxurious light and bright accommodation with views extending across the adjacent golf course to Dartmoor on the horizon. With luxury, practicality and style built in, 1 Fairway Gardens is a small development of just 12 homes by the highly respected Blue Cedar Homes.

The property is arranged around a landscaped garden overlooking Sparkwell golf course with Dartmoor beyond. This high specification 2 bedroom house, exclusively for those aged 55 and over, has been thoughtfully designed inside and out. The accommodation comprises 2 bedrooms and beautifully appointed bathroom with jack and jill doors. The Sitting room with a large sun-end bay picture window and french doors provides stunning views over the rear garden. This open plan living room also hosts a dining area making it a very versatile space, designed so that a stud wall could be added to create a 3rd bedroom if required. There is a spacious ground floor shower room opposite, enabling the property to be future proofed. The beautifully appointed kitchen is fitted with a generous range of appliances included integrated dishwasher, oven and fridge freezer.

Outside the property benefits from a front and rear garden. The rear garden is laid to lawn and also has a paved patio area. There is a brick paved driveway and garage.

A visiting estate manager maintains all of the communal areas and gardens, as well as owners private gardens. Included in this service is also some external property maintenance – such as external redecoration, external window cleaning, gutter clearing – in order to take the mundane jobs of home ownership away, and provide a lifestyle to enable a relaxing retirement.

SERVICE CHARGE

Currently £648 per quarter. This includes regular gardening and lawn maintenance of communal and private gardens. Regular window and guttering cleaning. Contribution within this towards the 5 year external redecoration programme of the properties.



PROPERTY DETAILS

Property Address

1 Fairway Gardens, , Sparkwell, Devon, [listing_post_code]

Mileages

Plymouth 5 miles Ivybridge 5 miles A38 2 miles (Distances Approximate)

Services

Mains water, drainage and electricity. Gas fired central heating via a communal gas tank with individual meters for each property.

EPC Rating

Current: 75, Potential: 100

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Key Features

- A recently built home for over 55's
- Garage & driveway parking
- Estate Manager for private & communal maintenance
- Attractive communal landscaped garden with summer house for all to enjoy
- Flexible and spacious layout
- Lovely village location & gateway to Dartmoor

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the A38 take the Plympton exit and turn right at the end of the slip road. Continue through the traffic lights and go over the first roundabout. On reaching the second roundabout take the exit on your right marked Holland Road and continue past Langage Business Park to the end of this road, turning left just before the Kingsway signs. Proceed along this lane to Beechwood Cross and turn right. Continue through Sparkwell village passing the Treby Arms on your left and after a short distance on the left hand side you will see a turning on the right for Wellbeck Manor and the entrance to Fairway Gardens.



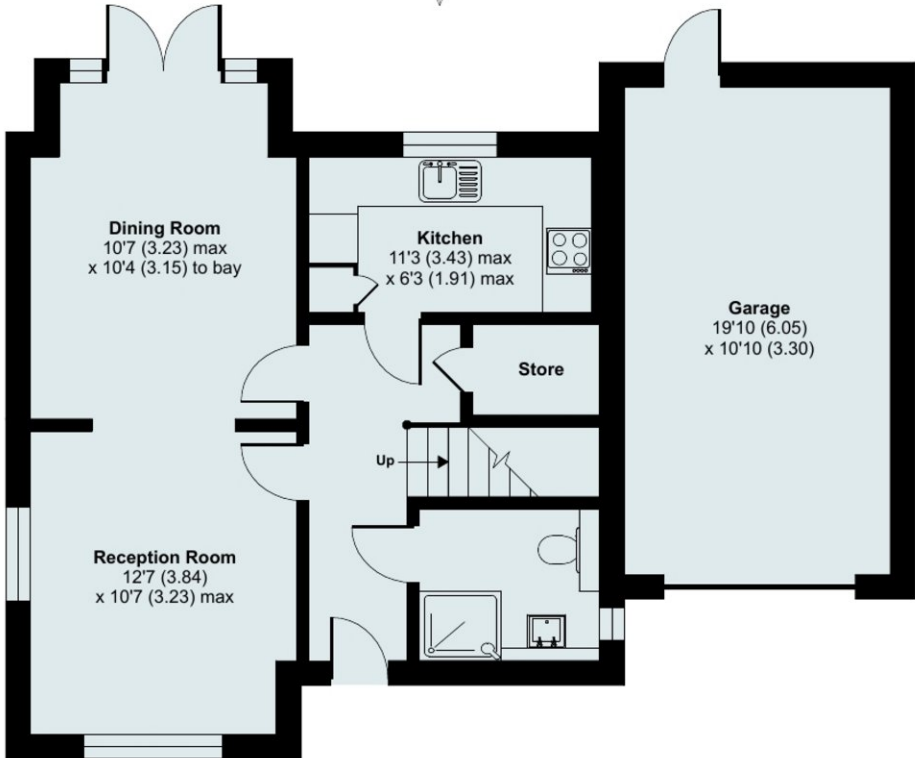
FLOOR PLAN

Fairway Gardens, Sparkwell, Plymouth, PL7

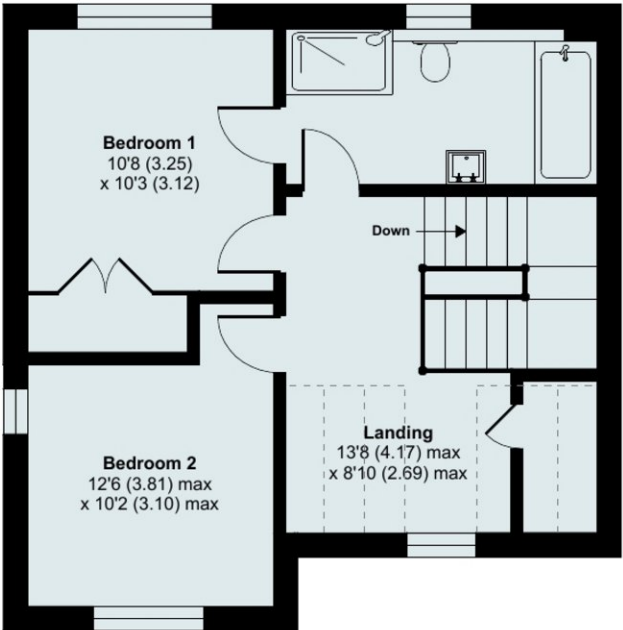
Approximate Area = 974 sq ft / 90.4 sq m
Limited Use Area(s) = 58 sq ft / 5.4 sq m
Garage = 214 sq ft / 19.9 sq m
Total = 1246 sq ft / 115.7 sq m
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Marchand Petit Ltd. REF: 1049857

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