

10 SAWFIELD DRIVE
DARTINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

10 SAWFIELD DRIVE

An immaculately presented three bedroom home situated in the Sawmills estate in the convenient and popular village of Dartington. Recently built by Baker Estates, the property offers flexible accommodation in excess of 1500 sqft.

To the front of the property a gated driveway providing parking for 3 cars which leads up to a single garage, lawned front garden and path to the front door. Entrance hallway with storage cupboards and cloakroom, a door opens into an open plan living/dining/kitchen with bi-fold doors leading out to the rear garden. The kitchen is fully equipped with integrated double oven, induction hob, fridge/freezer, washing machine and dishwasher. Completing the ground floor is a double bedroom with en-suite, which is currently used as a second living room. To the first floor are two further double bedrooms, both with en-suites.

To the rear is a level garden which is mainly laid to lawn with patio area.

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.



PROPERTY DETAILS

Property Address

10 Sawfield Drive, Dartington, Devon

Mileages

Totnes 2 miles Exeter 24 miles Plymouth 17 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating. Solar PV panels, electric car charging point

EPC Rating

Current: 93, Potential: 94

Council Tax Band

Band E

Tenure

Freehold

Authority

South Hams District Council

Key Features

- EPC Rating A
- Solar PV Panels and electric car charging point
- Front and rear gardens
- Flexible accommodation
- Ample parking and single garage
- Immaculately presented throughout

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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOORPLAN

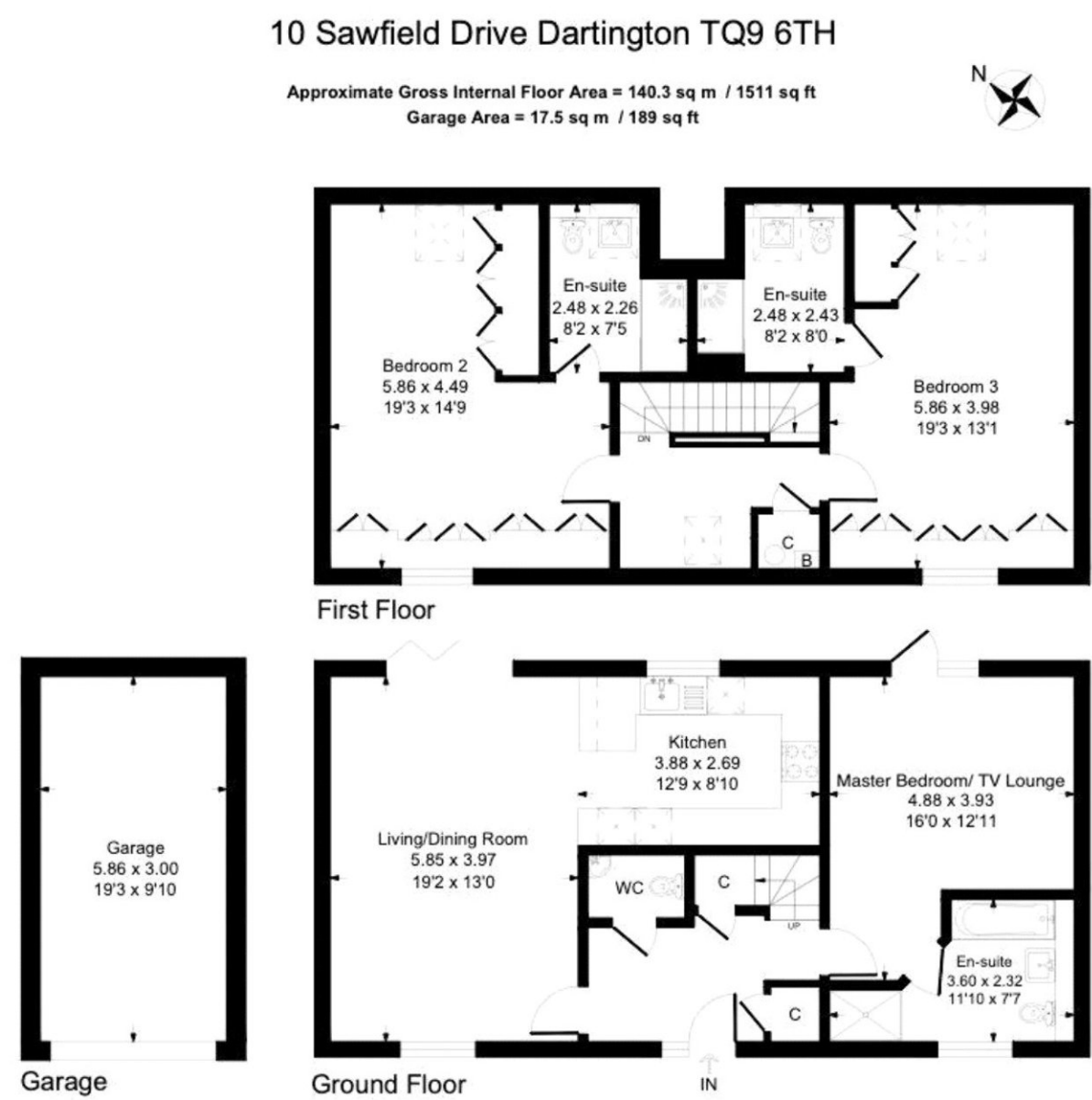


Illustration for identification purposes only, measurements are approximate, not to scale.

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