

STAGS

2 Dart Villas

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Totnes, TQ9 5ET

A38 5.8 miles; Torbay 6.8 miles; Exeter 28 miles

A striking Victorian villa in a quiet Totnes setting, offering substantial and versatile accommodation with gardens, garage and exceptional scope for renovation

- No onward chain
- Approximately 3,134 sq ft over four floors
- Potential for multi-generational living
- Easy access to Totnes and nearby walks
- Council tax band F
- Striking Victorian villa in a quiet setting
- Generous proportions and period character
- Scope for apartment conversion
- Freehold

Offers In Excess Of £450,000

SITUATION

Dart Villas is a distinguished terrace of Victorian homes in a peaceful position on the edge of Totnes, approximately five minutes' walk from the town centre. The River Dart and riverside walks through the Sharpham Estate are also close by.

Totnes is a thriving medieval market town with a wide range of independent shops, cafés, restaurants, public houses, galleries and cultural facilities. The mainline railway station is approximately half a mile away, with direct services to Exeter, Plymouth and London Paddington. The A38 is around ten minutes by car and Exeter Airport is approximately 30 miles away.

DESCRIPTION

For those seeking space, character and the opportunity to create a substantial period home close to central Totnes, 2 Dart Villas presents an exciting prospect.

The property offers approximately 3,134 sq ft of accommodation over four floors, together with a detached garage. High ceilings, bay windows and generous proportions provide an excellent basis for comprehensive refurbishment.

With kitchens on three levels and separate access to the lower ground floor, there is considerable scope for multi-generational living, ancillary accommodation, home working or conversion into individual apartments, subject to the necessary consents. Offered by the executors with no onward chain, this is a rare renovation and development opportunity.







ACCOMMODATION

The principal entrance opens into a central ground-floor hallway. At the front is a generous bedroom with a bay window, while to the rear are a dining room, separate kitchen and bathroom.

On the first floor is a spacious front sitting room, a further kitchen, a double bedroom and bathroom facilities. A door from the landing provides external access towards the rear.

The second floor contains two further bedrooms.

The lower ground floor includes a substantial kitchen, utility area and large bedroom, together with its own external entrance. This level offers excellent potential for ancillary or multi-generational accommodation, a guest suite, studio, office or annexe, subject to the necessary works and consents.

OUTSIDE

The property is approached through a mature front garden, with a pathway leading to the main entrance. The detached garage is separately accessed from Totnes Down Hill and currently provides the off-road parking.

There may be potential to create additional parking within the front garden, subject to the necessary consents. Established sloping gardens extend around the house, with mature trees, shrubs and flowering plants, offering considerable scope for landscaping and the creation of seating and entertaining areas.

SERVICES

Mains water, drainage and electricity are connected.

According to Ofcom, ultrafast services and good outdoor and in-home mobile coverage from major providers is available.

AGENTS NOTE

Please note: Our clients have commissioned a Building Survey, which states that the property “is not habitable currently”. A copy of the survey is available from Stags. Prospective purchasers requiring mortgage finance are strongly advised to provide the survey to their mortgage broker and confirm the property’s suitability for lending before proceeding. Please contact the selling agent for further information.

DIRECTIONS

From The Plains in Totnes, proceed away from the Seven Stars and turn left into Warlands. Continue uphill into Moat Hill. At the top of Moat Hill, turn left onto Totnes Down Hill, where Dart Villas will be found second on the left.

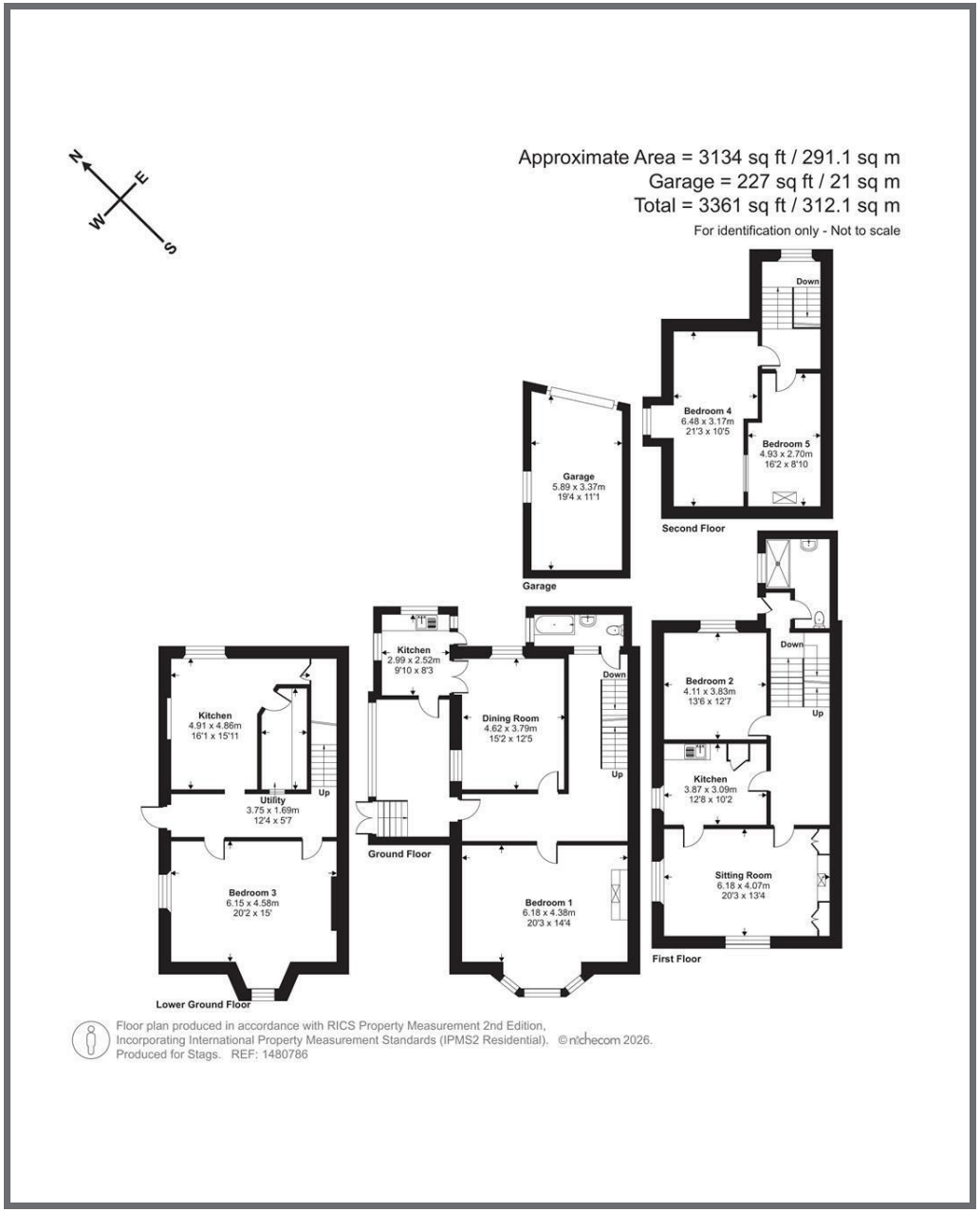


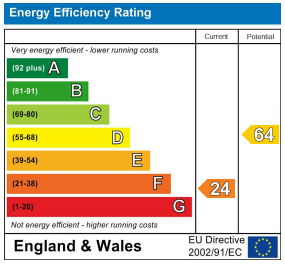




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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