



Osprey Dartmouth Green

Totnes

Offers in excess of £400,000

Freeborns
ESTATE AGENTS

A beautifully presented end terraced 3 bedroom property located at Dartmouth Golf and Country Club. The property has been built to the highest specifications with an oak staircase, and all three of the double bedrooms being en-suite. The property is double glazed and has the benefit of a ground source heat pump which provides space and water heating.

The property has private balconies and garden areas as well as a communal garden and tennis court shared by other properties in the development and one allocated parking space with plentiful visitor parking also available.

*** GOLF AND LEISURE MEMBERSHIPS INCLUDED ***



Osprey Dartmouth Green, Blackawton, Totnes, TQ9 7FE

DIRECTIONS

The property is located approx 5miles from Dartmouth. From Dartmouth town centre proceed up Collage Way, and continue along the A3122 for approx 4 or 5 miles where the entrance to Dartmouth Golf and Country Club will be clearly signposted on your right hand side. Proceed down the main driveway and upon reaching the main car park the developments private car park is located on your left. The property is accessed on foot through the central archway.

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

GROUND FLOOR

LOUNGE

Full length windows and doors to Patio area and communal gardens, log burner, T.V. aerial point, phone point, ceiling and wall lights.
Open plan to:-

KITCHEN

High quality fitted kitchen with granite effect worktops, stainless steel sink, oven with hob and extractor over, integrated fridge freezer, integrated dish washer, window to rear overlooking the golf course.

DINING ROOM

Oak windows to 3 elevations with patio doors leading to a paved terrace, roof windows, black slate tiles. Panoramic views of the golf course and surrounding countryside.

HALLWAY

Large storage / hanging cupboard, under stairs storage cupboard with washing machine.

CLOAKROOM / WC

Low level WC, wash hand basin, travertine tiles, heated towel rail.

FIRST FLOOR

LANDING

BEDROOM 2

Built in double wardrobe, T.V. point, phone point, window to side, full height door and windows to balcony overlooking the communal garden areas and communal tennis court. Obscured glass door leads to:-

EN-SUITE

3 piece suite comprising low level WC, wash hand basin, bath, travertine tiles, heated towel rail, large wall mirror, window.

BEDROOM 3

Built in double wardrobe, T.V. point, phone point, window to side, two windows overlooking the golf course and countryside beyond.

EN-SUITE

3 piece suite comprising low level WC, wash hand basin, corner shower, travertine tiles, heated towel rail, large wall mirror, obscured window.

SECOND FLOOR

MASTER BEDROOM

Walk in wardrobe and under eaves storage, T.V. point and phone point, full height door and windows to balcony overlooking the communal gardens, tennis court and the countryside beyond.

EN-SUITE

3 piece suite comprising low level WC, wash hand basin, shower, travertine tiles, heated towel rail, wall mirror, velux window.

OUTSIDE

The property has the benefit of a paved patio areas, two balconies, lawned garden area and communal garden areas and tennis court.

GOLF & LEISURE

Access for up to 6 people allowed into the Hotel spa facilities. There is also 2 full named life memberships (non transferable) to both courses, hotel and spa facilities in perpetuity included with the purchase.

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

COUNCIL TAX BAND F

Amount payable approximately £3427 per annum.

EPC - C

TENURE

Leasehold 999 year lease.

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Approximate Gross Internal Area
1324 sq ft - 123 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2021



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