



**Daisy Cottage, Blackawton, Totnes, Devon,
TQ9 7BJ**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





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A charming mid terraced cottage situated in the heart of this lovely rural South Hams village.

Daisy Cottage is presented beautifully throughout having been refurbished by the current owner. This lovely home has a typical Devon cottage interior but with the addition of two mezzanines which have created more sleeping space. This would make a lovely permanent home, an ideal second home or a potential holiday let.

A pathway to the front of the terrace leads to the cottage and in to a welcoming entrance hall through to the sitting room with a large fireplace with a wood burner and stone surround. There is a smart kitchen / dining room with a comprehensive range of wall and base units and integrated appliances and with a back door out to the rear alley where there is a most useful separate utility room. with plumbing and power.

On the first floor is the main bedroom and two smaller rooms both with sleeping mezzanines, and there is a family bathroom.

Outside to the front of the cottage (crossing the communal path) is a really lovely mature garden, mainly lawned and with a raised deck making the most of the pretty views across the village and surrounding countryside.

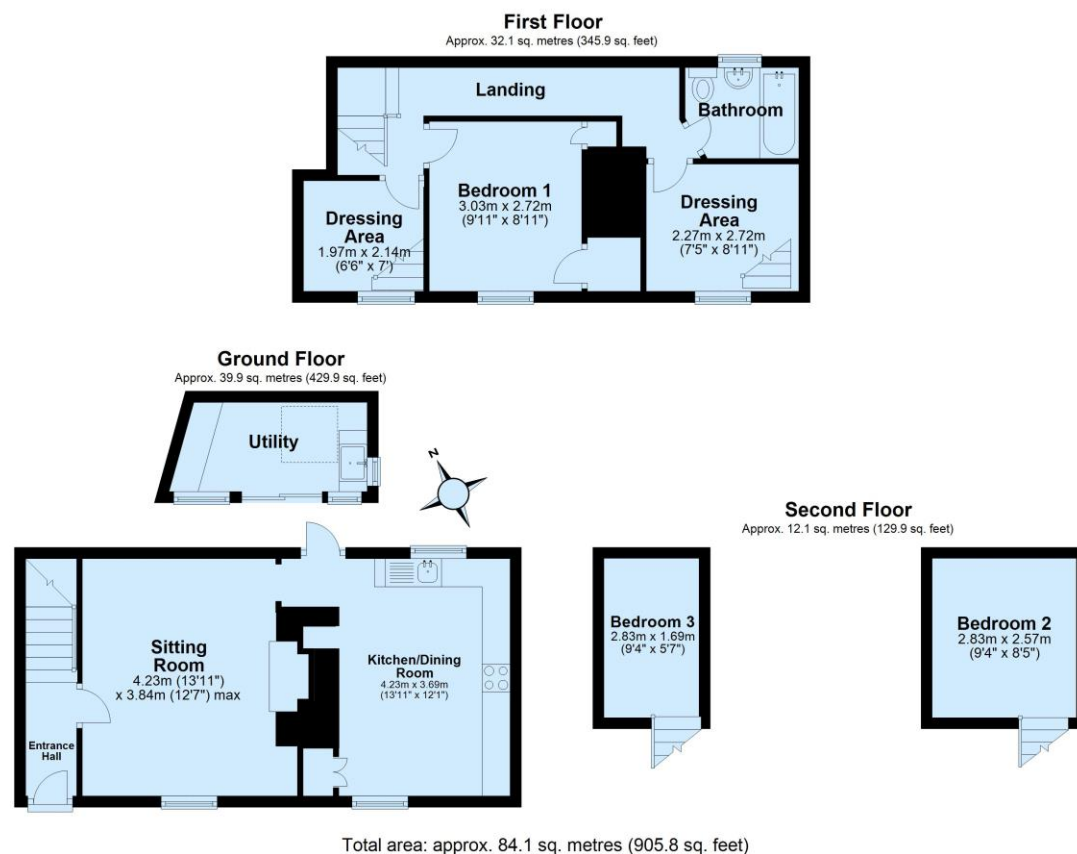
Blackawton has a strong community with a highly regarded primary school, community run shop, church and a public house. Dartmouth, is the closest larger town, providing a good range of shopping and marina facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College. The market town of Totnes has mainline railway links to London (approx 3 hours) lies approx 9 miles to the north.

KEY FEATURES

- Charming Mid Terraced Cottage
- 2/3 Bedrooms
- In The Heart Of This Pretty Rural South Hams Village
- Lovely Mature Garden
- Views Across The Village & Surrounding Countryside
- Recently Refurbished
- Separate Utility Room
- Mains Electricity Water & Drainage
- Oil Fired Central Heating

BEDS 2/3 | BATHS 1 | RECEPTS 1 | EPC E | COUNCIL TAX Band B | TENURE Freehold

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DIRECTIONS

From Dartmouth take the A3122 Totnes road. After approximately three and a half miles turn left at Oldstone Cross signposted Strete and Blackawton and then turn almost immediately right. Continue towards the village of Blackawton and after entering the village the pathway leading to Daisy Cottage is on the left hand side.

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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