

DASHPERS HOLBETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

DASHPERS

A stunning, modern semi-detached family home set within a charming village and just a short walk from the primary school, village shop/post office, and pub. The property opens into an enclosed porch and cloakroom area, with a door leading into a light and spacious dual-aspect sitting room. From here, a further door opens into a generously sized kitchen/dining room with an external door to the sunny rear garden.

The kitchen has been refurbished by the current owners and is fitted with a comprehensive range of units, including a built-in fridge/freezer, dishwasher, and electric oven and grill.

On the first floor, the accommodation is again generous in proportion, offering four bedrooms, including a superb master suite with walk-in wardrobe and ensuite shower room, in addition to the family bathroom.

Outside, the low-maintenance rear garden has been thoughtfully landscaped with a lawned area and a seating area providing ample space for entertaining family and friends. An external door gives access to a well-equipped utility room with space and plumbing for a washing machine and tumble dryer. At the front of the property there is driveway parking, a former garage offering plenty of storage space, and an electric car charging station.

Holbeton lies within the South Devon Area of Outstanding Natural Beauty and offers a well-respected primary school, post office and general stores, the Mildmay Colours pub, a church, and a well-used community hall. The large and comprehensively equipped village of Yealmpton is about 3 miles away, as is Mothecombe Beach. The town of Modbury is approximately 4 miles distant, with Plymouth City Centre and the waterfront around 10 miles away.



PROPERTY DETAILS

Property Address

Dashpers, The Drive, Holbeton, Devon, PL8 1LY

Mileages

Modbury 4.1 miles, Plymouth 12.5 miles, Yealmpton 3 miles (distances approximate)

Services

Mains electricity, water and drainage.

EPC Rating

Current: D, Potential: C

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Beautifully presented family home
- Pretty village location with post office/shop & pub
- 2 Reception rooms
- Kitchen and utility room
- 4 bedrooms including master en-suite & dressing room
- Enclosed rear garden

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

Upon entering the village follow the lane down the hill past the Post Office/shop and primary school. The property can be found after a short distance on the left after the primary school.

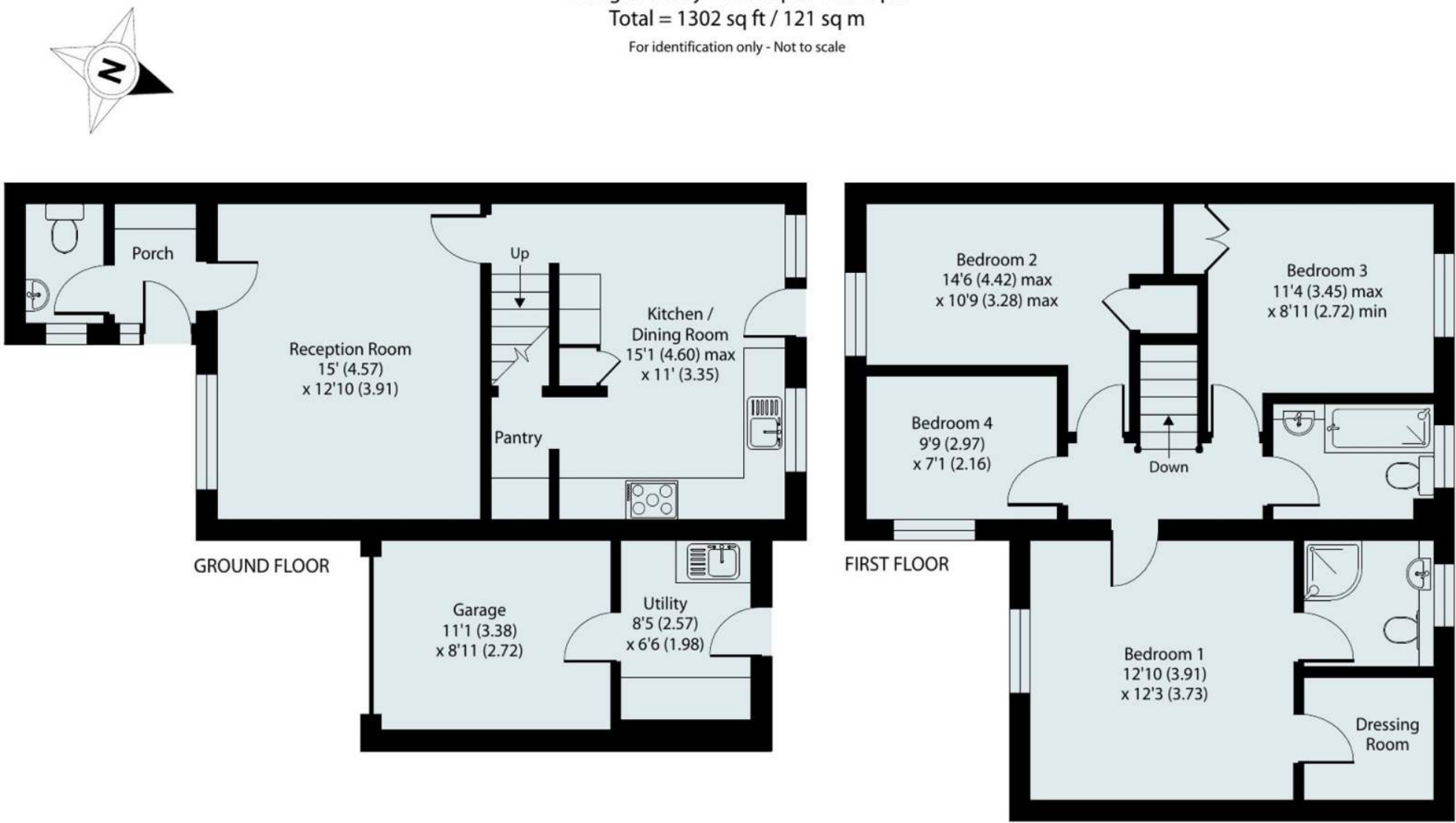
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury. Tel: 01548 831163.



FLOOR PLAN

Approximate Area = 1144 sq ft / 106.3 sq m
Garage / Utility = 158 sq ft / 14.7 sq m
Total = 1302 sq ft / 121 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Marchand Petit Ltd. REF: 1383688

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