



6 Staverton Mill, Staverton
Totnes, TQ9 6FE

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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A beautifully presented four-bedroom maisonette situated in this historic Water Mill with lovely white washed rooms and slate floors with a superb open plan living room with views over the surrounding countryside and the river Dart.

Entered on the ground floor through your own front door into an entrance hall which leads into a ground floor bedroom and en suite shower room. Steps down lead to a utility room shower room and a further bedroom. On the first floor are two further bedrooms and a bathroom and on the top floor is a wonderful open plan sitting room and Kitchen with superb views, flooded with natural light.

Outside is an allocated parking space and communal gardens leading down to the banks of the river.

Services: Mains electric and water. Drainage via sewage treatment plant. Gas central heating.

Lease Information: 999 years from 1st Jan 2010. Service charge of approx. £2000 PA which covers gardening, insurance, sewage treatment plant and common area maintenance.

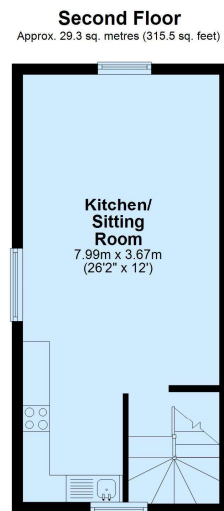
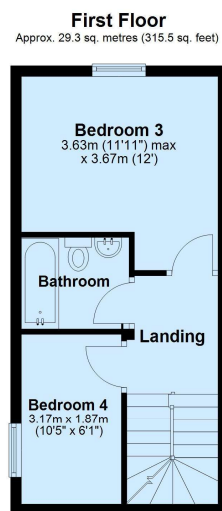
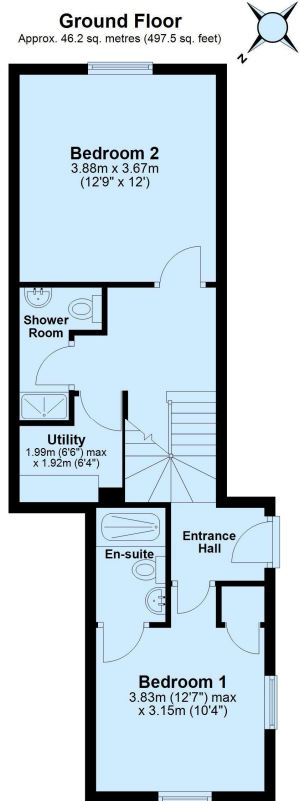
The popular village of Staverton is located about two miles to the north of Dartington and about 3 miles from Totnes, the commercial centre for this part of Devon. Access to the A38 Devon Expressway is easy, connecting Plymouth and Exeter where it links with the M5. At Totnes there is the mainline railway station with direct links to London. The village lies on the banks of the River Dart and boasts a strong community.

KEY FEATURES

- Grade II listed
- Converted water mill
- Beautifully presented
- Views over the River Dart
- 4 bedrooms
- Parking

BEDS 4 | BATHS 3 | RECEPTS 1 | EPC C | COUNCIL TAX Band E | TENURE Leasehold

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Total area: approx. 104.8 sq. metres (1128.4 sq. feet)



IMPORTANT NOTICE

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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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