



**10 Sawfield Drive**  
Dartington, Totnes, Devon, TQ9 6TH

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## 10 Sawfield Drive

### Dartington, Totnes, Devon, TQ9 6TH

An immaculately presented three bedroom home situated in the Sawmills estate in the convenient and popular village of Dartington. Recently built by Baker Estates, the property offers flexible accommodation in excess of 1500 sqft.

To the front of the property a gated driveway providing parking for 4 cars which leads up to a single garage, lawned front garden and path to the front door. Entrance hallway with storage cupboards and cloakroom, a door opens into an open plan living/dining/kitchen with bi-fold doors leading out to the rear garden. The kitchen is fully equipped with integrated double oven, induction hob, fridge/freezer, washing machine and dishwasher. Completing the ground floor is a double bedroom with en-suite, which is currently used as a second living room. To the first floor are two further double bedrooms, both with en-suites.

To the rear is a level garden which is mainly laid to lawn with patio area.

Services: Mains electric, water and drainage. Gas central heating. Solar PV panels, electric car charging point

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post office, open air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated for the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

#### KEY FEATURES

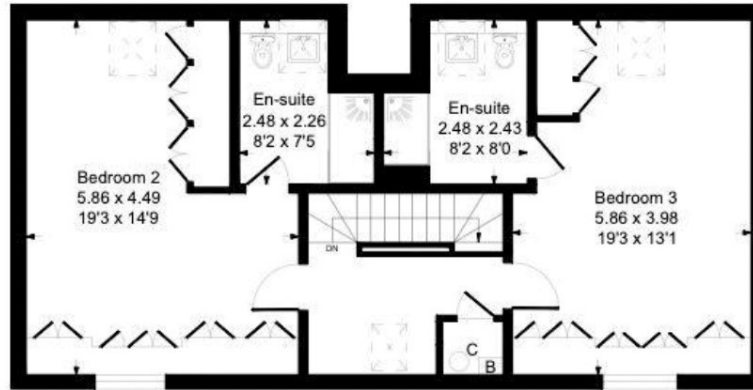
- EPC Rating A
- Solar PV Panels and electric car charging point
- Front and rear gardens
- Flexible accommodation
- Ample parking and single garage
- Immaculately presented throughout

BEDS 3 | BATHS 3 | RECEPTS 1 | EPC A | COUNCIL TAX Band E | TENURE Freehold

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Approximate Gross Internal Floor Area = 140.3 sq m / 1511 sq ft  
Garage Area = 17.5 sq m / 189 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



### 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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