



## 2 Staverton Mill

Staverton, Totnes, Devon, TQ9 6FE

SOUTH HAMPS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









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2 Staverton Mill is an immaculately presented Grade II listed modern home with vaulted ceilings giving a light and airy feel. Superbly located for access to Dartington, Totnes and the A38, the apartment occupies a unique position on the banks of the River Dart with the historic steam train station located in front.

The accommodation comprises two bedrooms, one of which is on a mezzanine level but is currently used as additional sitting space/study. There is a family bathroom, open plan kitchen, living and dining space, large reception hall which has a multitude of uses, a utility room and cloakroom.

Externally there is small private garden and communal space including a small beach, large decked area and lawns to the front and rear. There is an allocated parking within a carport and visitor parking.

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.

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

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

- Light and airy
- Popular location
- 2 bedrooms
- Open plan reception space
- Communal grounds
- Allocated parking

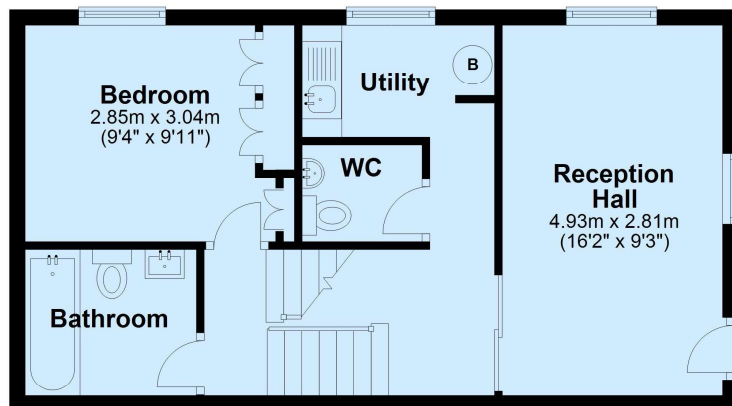
BEDS 2 | BATHS 1 | RECEPT 1 | EPC C | COUNCIL TAX Band D | TENURE Leasehold

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## 2 Staverton Mill, Staverton

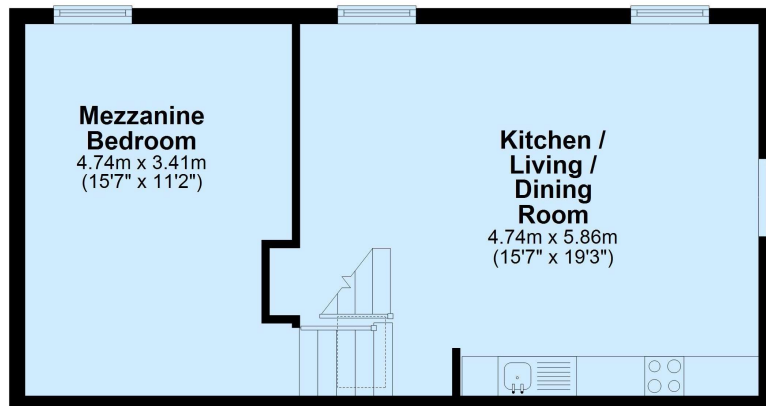
### Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



### First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



### DIRECTIONS

From the Totnes office of Marchand Petit proceed along Station Road heading towards Dartington. At the Cider Press roundabout turn right and proceed out of the village. Pass Dartington church and at the brow of the hill turn right sign posted for Staverton and The Sea Trout Inn. Pass over the river bridge and The Mill will be found on the right hand side.

Total area: approx. 87.2 sq. metres (938.1 sq. feet)

### 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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