



Home 37

Home 37, 2 Bidwell Road, Sawmills, Dartington, TQ9 6GQ



Totnes: 3 miles, A38: 5.1 miles, Exeter: 28.7 miles

4 bedroom new home built to an exceptional finish throughout with garden, garage and parking in sought-after location

- Reserve by 22nd July & receive £10,000 off! T&Cs Apply
- Ready now
- High end new build
- 4 double bedrooms (1 e/s)
- Stylish family bathroom
- Quality interiors
- Landscaped rear garden
- Single garage & ample driveway parking (EV charging)
- Predicted EPC A

Guide Price £649,995

SITUATION

The popular village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall Estate with its many cultural attractions is also within the parish.

The historic town of Totnes is a short walk away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 4 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

DESCRIPTION

Home 37, 2 Bidwell Road is a stunning 4-bedroom detached house beautifully designed to offer modern comforts and high-specification finishes throughout, making it an ideal home for families seeking both style and functionality.

Upon entering, you are greeted by a spacious hallway leading to a well-proportioned living room, perfect for relaxing with family. The contemporary kitchen features laminate worktops, soft-close cupboards, island unit, a 1.5 bowl stainless steel sink, and high-end stainless-steel appliances, including an induction hob and double oven. A large dining room / snug area with patio doors leading to the rear garden is ideal for entertaining guests and family meals. Adjacent to the kitchen is a practical utility room equipped with plumbing and electrics for a washing machine and tumble dryer.

The ground floor also includes a convenient study, perfect for a home office or a quiet retreat. A cloakroom and ample storage

spaces complete this level, ensuring all your practical needs are met.

The first floor boasts a luxurious master bedroom with an en-suite bathroom, fitted with a thermostatic valve and rainsense showerhead, and finished with contemporary chrome fittings and full-height tiling. There are three additional spacious bedrooms, each designed with comfort in mind, and a family bathroom featuring a loft shower complete with a glass screen over the bath, ensuring a high standard of living for the whole family.

The interior finishes include light oak veneer doors with contemporary chrome door furniture, timeless white emulsion to walls, and smooth white ceilings, adding a touch of elegance to every room. The property is also equipped with a fibre network, USB ports, and LED downlights in key areas, ensuring modern conveniences are at your fingertips.

OUTSIDE

The exterior of Home 37 is equally impressive, featuring a fully turfed rear garden with an external tap, creating a perfect outdoor space for relaxation and entertainment. The single garage, equipped with power and lighting, offers additional storage and workspace. There are multiple parking spaces on the drive, providing ample room for vehicles with electric vehicle charging.

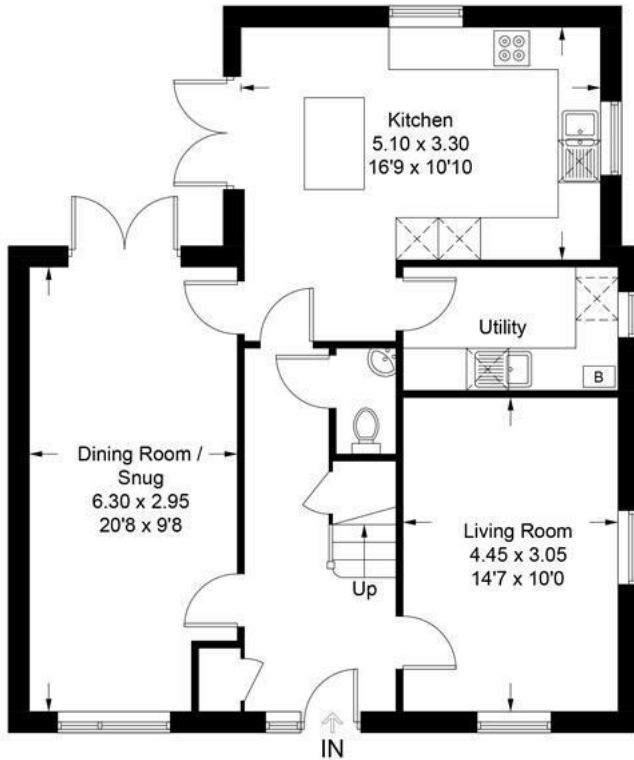
The development at Sawmills includes a beautiful 1.2-acre private woodland, providing residents with a serene environment for morning strolls and dog walking.

SERVICES

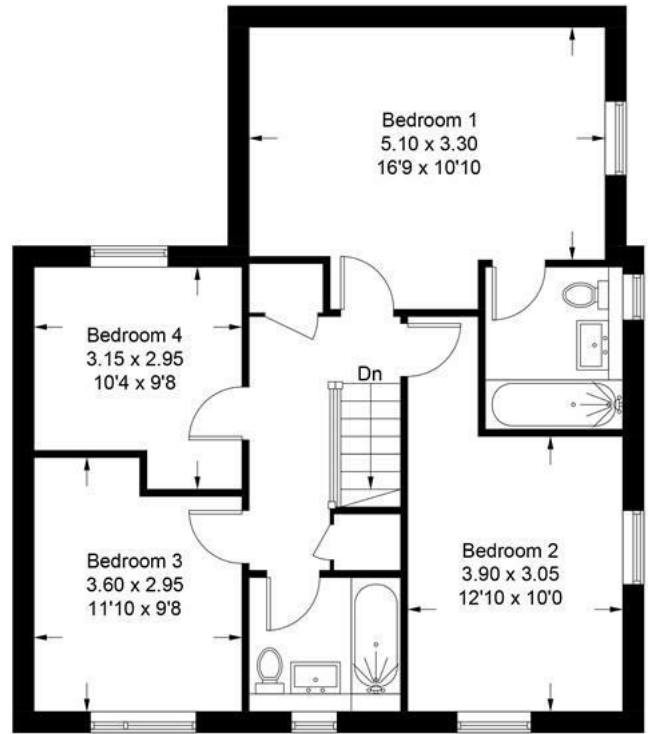
All mains services connected. Solar panels.



Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089952)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(65-77) C	(55-65) D
(55-64) E	(45-54) F	(35-44) G	(2-48) G
Net energy efficient - higher rating costs		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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