



6, Ash Gardens, Sawmills, Dartington, TQ9 6GQ



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

2 bedroom new homes built to an exceptional finish throughout with garden and parking in sought-after location

- Ready Summer 2024
- Plots 1, 2, 4 and 6 available
- 2 double bedrooms
- Stylish family bathroom
- Quality interiors
- Turfed rear garden
- 2 parking spaces with EV charging
- Predicated EPC A

Guide Price £324,995

### 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

6 Ash Gardens at Sawmills, is charming 2-bedroom homes that blend contemporary living with the peaceful ambiance of Dartington village. This well-designed property offers a practical and seamless flow between its living spaces. Upon entry, you are welcomed by a hallway with a downstairs cloakroom. The bright living room, with access to the rear garden, is ideal for relaxation and entertaining. The modern kitchen features laminate worktops, soft-close cupboards, an induction hob, and integrated appliances, including a fridge and freezer.

The property includes two double bedrooms, both with plenty of natural light. The master bedroom comes with USB ports and double switched socket outlets for convenience. The family bathroom is equipped with Roca white

sanitary ware, a rainsense showerhead, and full-height tiling around the shower and bath areas. The homes are finished with light oak veneer doors and contemporary chrome fittings, adding a touch of sophistication throughout.

### OUTSIDE

A spacious rear garden, turfed and enclosed with boundary fences, offer a perfect setting for outdoor activities and relaxation. An external tap adds to the convenience for gardening enthusiasts. The property also includes two allocated parking spaces with an electric car charging point and benefits from sustainable features such as solar PV systems.

The development also features a beautiful 1.2-acre private woodland, perfect for leisurely walks and connecting with nature.

### SERVICES

All mains services connected. Solar panels.



**BAKER  
ESTATES**

**KITCHEN**

|   | 2 Bedroom houses | 3 Bedroom houses | 3 bedroom bungalow | 4 Bedroom houses |
|---|------------------|------------------|--------------------|------------------|
| Fully fitted kitchen with laminate worktops and soft close cupboards and drawers                        | ●                | ●                | ●                  | ●                |
| Glass splashback behind hob (60cm)  | ●                | ●                | ●                  | ●                |
| Glass splashback behind hob (90cm)  | ●                | ●                | ●                  | ●                |
| 1.5 bowl stainless steel sink   | ●                | ●                | ●                  | ●                |
| Induction hob 60cm  | ●                | ●                | ●                  | ●                |
| Induction hob 90cm  | ●                | ●                | ●                  | ●                |
| Stainless steel single oven   | ●                | ●                | ●                  | ●                |
| Stainless steel double oven   | ●                | ●                | ●                  | ●                |
| Stainless steel single ovens x2   | ●                | ●                | ●                  | ●                |
| Stainless steel extractor hood 60cm   | ●                | ●                | ●                  | ●                |
| Stainless steel extractor hood 90cm   | ●                | ●                | ●                  | ●                |
| Integrated separate fridge freezer  | ●                | ●                | ●                  | ●                |
| Integrated separate fridge and freezer (under oven) (Refrigerator to include integrated fridge freezer) | ●                | ●                | ●                  | ●                |
| Plumbing & Electrics for tumble dryer (dependent on house type and space available)                     | ●                | ●                | ●                  | ●                |
| Plumbing & Electrics for washing machine in kitchen or utility (dependent on house type)                | ●                | ●                | ●                  | ●                |

**BATHROOM & EN-SUITE**

|   | 2 Bedroom houses | 3 Bedroom houses | 3 bedroom bungalow | 4 Bedroom houses |
|---|------------------|------------------|--------------------|------------------|
| Recessed white sanitaryware with contemporary chrome fittings                                     | ●                | ●                | ●                  | ●                |
| Thermostatic valve with rainwater showerhead and lift shower complete with glass screen over bath | ●                | ●                | ●                  | ●                |
| Thermostatic valve with rainwater showerhead in en-suite  | ●                | ●                | ●                  | ●                |
| White heated towel rail in bathroom and en-suite (if applicable)                                  | ●                | ●                | ●                  | ●                |
| Chrome heated towel rail in bathroom and en-suite (if applicable)                                 | ●                | ●                | ●                  | ●                |
| Full height cling around bath, half height to walls with surface space in bathroom                | ●                | ●                | ●                  | ●                |
| Full height cling around shower, half height to walls with surface space in en-suite              | ●                | ●                | ●                  | ●                |

**LIGHTING & ELECTRICAL**

|  | 2 Bedroom houses | 3 Bedroom houses | 3 bedroom bungalow | 4 Bedroom houses |
|--|------------------|------------------|--------------------|------------------|
| Fibre network to the premises  | ●                | ●                | ●                  | ●                |
| Terrestrial TV aerial  | ●                | ●                | ●                  | ●                |
| TV points in living room and master bedroom  | ●                | ●                | ●                  | ●                |
| Telephone point in hall, living room, study or smallest bedroom (as applicable)                        | ●                | ●                | ●                  | ●                |
| USB port master bedroom  | ●                | ●                | ●                  | ●                |
| USB port master bedroom  | ●                | ●                | ●                  | ●                |
| Bat friendly lighting to the property - refer to plot specific lighting schedule                       | ●                | ●                | ●                  | ●                |
| LED downlights in kitchen, bathroom, en-suite and utility - refer to plot specific lighting schedule   | ●                | ●                | ●                  | ●                |
| Double switched socket outlets in kitchen (one to include double USB down breakfast bar if applicable) | ●                | ●                | ●                  | ●                |
| Shaver socket to bathroom and en-suite (if applicable)   | ●                | ●                | ●                  | ●                |
| Power and lighting to garages within curtilage of plot (if applicable)                                 | ●                | ●                | ●                  | ●                |
| Electric car charger point (refer to drawings for locations)   | ●                | ●                | ●                  | ●                |
| Solar PV systems (plot specific - please refer to drawings)  | ●                | ●                | ●                  | ●                |

**INTERNAL FINISHES**

|   | 2 Bedroom houses | 3 Bedroom houses | 3 bedroom bungalow | 4 Bedroom houses |
|---|------------------|------------------|--------------------|------------------|
| Light oak veneer doors with contemporary chrome door hardware | ●                | ●                | ●                  | ●                |
| Timeless white emulsion to walls and smooth white ceilings    | ●                | ●                | ●                  | ●                |
| White glass woodwork  | ●                | ●                | ●                  | ●                |
| Oak capping to handrail for staircase (if applicable)         | ●                | ●                | ●                  | ●                |

**GENERAL**

|   | 2 Bedroom houses | 3 Bedroom houses | 3 bedroom bungalow | 4 Bedroom houses |
|---|------------------|------------------|--------------------|------------------|
| uPVC double glazed corner windows                                     | ●                | ●                | ●                  | ●                |
| Sound insulation between floors and internal walls (where applicable) | ●                | ●                | ●                  | ●                |
| Capit external doors with multipoint locking system                   | ●                | ●                | ●                  | ●                |
| Turfed rear garden with external tap                                  | ●                | ●                | ●                  | ●                |
| Rear garden boundary fences (as per external works plan)              | ●                | ●                | ●                  | ●                |

**HEATING**

|                           | 2 Bedroom houses | 3 Bedroom houses | 3 bedroom bungalow | 4 Bedroom houses |
|---------------------------|------------------|------------------|--------------------|------------------|
| Gas fired central heating | ●                | ●                | ●                  | ●                |

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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.



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