



Home 33



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

- Stamp duty paid up to £3,499 if reserved by 30th September
- Ready now
- Show home includes numerous upgrades
- Open plan layout
- 4 double bedrooms (1 e/s)
- Stylish family bathroom
- Quality interiors
- Turfed rear garden
- Single garage and 2 parking spaces with EV charging
- Predicted EPC TBC

Guide Price £724,995



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 33 at 2 Maplefield Close, is an exquisite new build nestled in the charming village of Dartington. This modern 4-bedroom home is designed for contemporary living, featuring high-quality finishes and spacious interiors. The property boasts a bright, open-plan layout perfect for family life, with a well-appointed kitchen, stylish living areas, and generous bedrooms. Situated in a vibrant community close to local amenities and the historic town of Totnes, this home is ready for you to move into.

OUTSIDE

The exterior of Home 33 is as impressive as its interior. The front of the property features a beautifully landscaped garden and a welcoming entrance. The rear garden is a true highlight, with a turfed lawn,

well-maintained flower beds, and a patio area perfect for outdoor dining and entertaining. The property also benefits from off-street parking with electric vehicle charging and a garage.

Residents of Sawmills enjoy access to a 1.2-acre private woodland, ideal for leisurely walks and connecting with nature.

SERVICES

All mains services connected. Solar panels. EV charger.



Approximate Gross Internal Area
118.1 sq m / 1271 sq ft

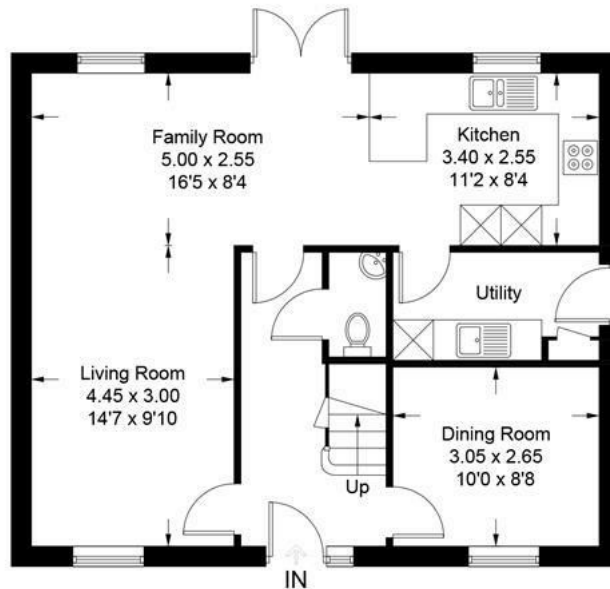
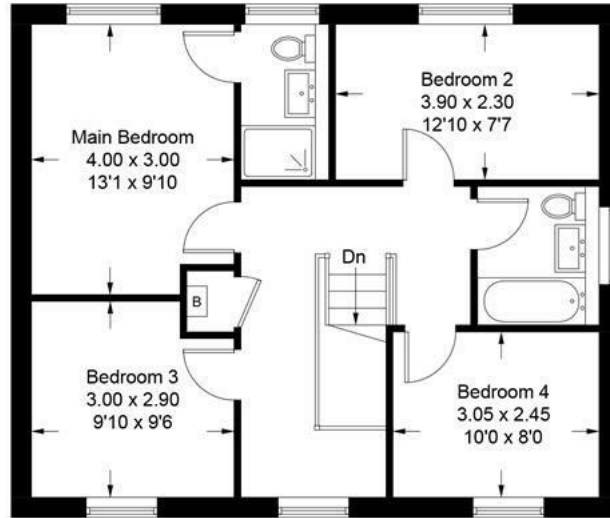


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089953)

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	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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