



2 Below Chapel



Dartmouth 5 miles; Kingsbridge 8 miles;
Totnes 11 miles

A three-bedroom cottage with generous gardens, two receptions, outbuildings and parking in a desirable village setting

- Three double bedrooms
- Sitting room with wood burner
- Dining room with fireplace
- Fitted kitchen
- Ground floor shower room and WC
- Generous lawned garden
- Timber shed and off-road parking
- Scope for updating or reconfiguration
- Freehold
- Council tax band C



SITUATION

The idyllic village of Blackawton nestles amongst the stunning rolling hills and countryside of the South Hams. The village has a strong community with a highly regarded primary school, a community shop, a village hall, the parish church of St Michael and popular public house, the George Inn. Dartmouth is the closest town, a popular boating centre boasting a world-famous regatta and naval college, with a unique range of shops, galleries and restaurants.

Blackawton is approximately 8 miles from Totnes allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes also has a mainline railway station, with direct links to London Paddington.

DESCRIPTION

A three-bedroom attached cottage with generous gardens, two reception rooms, useful outbuilding, and off-road parking, located in a desirable village setting.

ACCOMMODATION

A glazed front door opens to the dining room with a fireplace. A sliding door leads to the sitting room with fireplace and wood burner. There is a utility area with storage and plumbing for a washing machine. The kitchen has a range of fitted units, pantry cupboards and space for appliances. To the rear is a shower room with a separate WC.

Upstairs are three double bedrooms, one with views over the garden and one with an airing cupboard.

OUTSIDE

The rear garden is mainly lawn with planted borders and village views. A lower garden offers further potential for a vegetable area or play space. There is a right of pedestrian access via 1 Below Chapel.

Opposite the house is a parking area and part of a large timber shed with scope to create a garage or workshop, subject to planning.

SERVICES

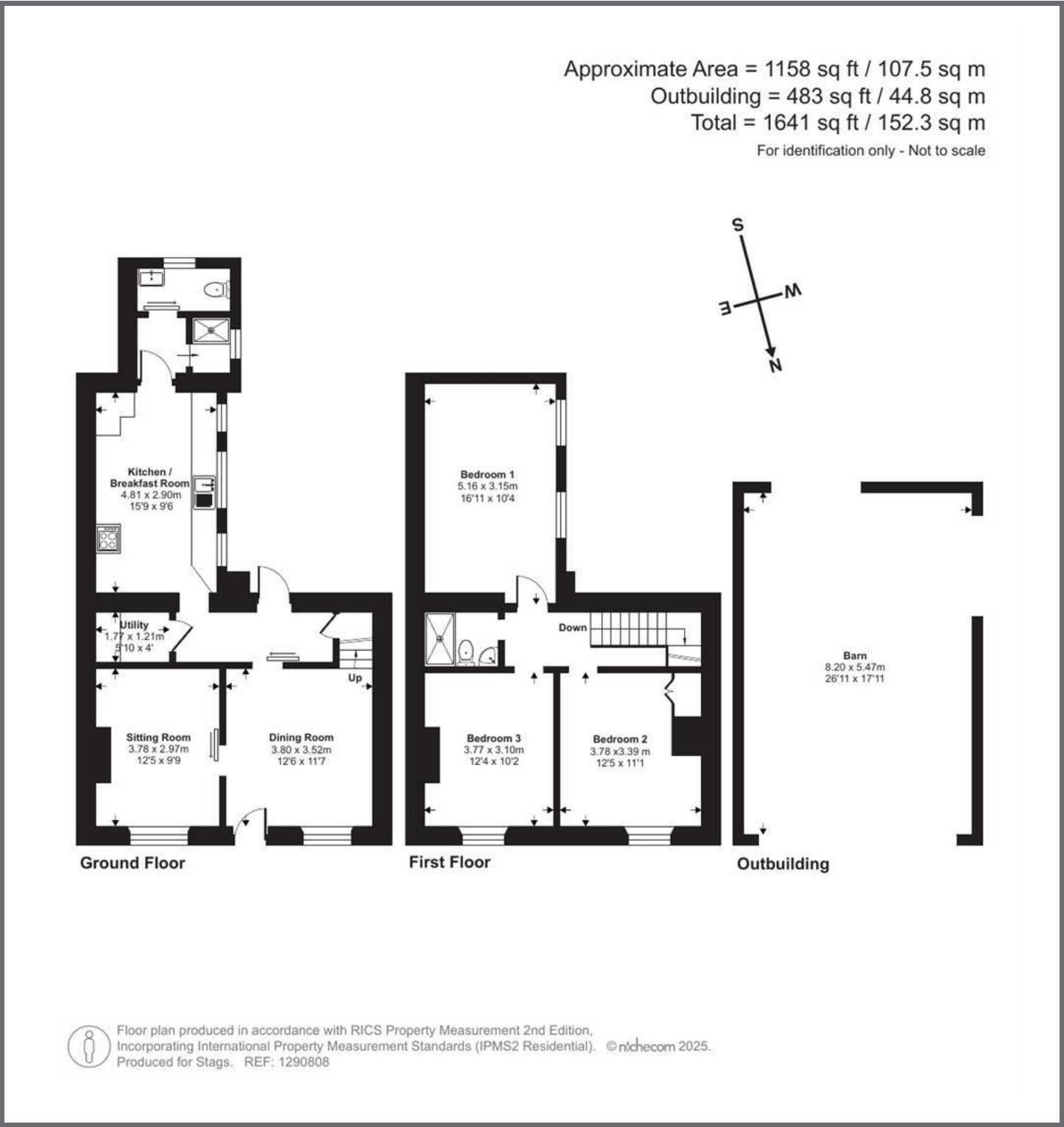
Mains electricity, water and drainage. LPG boiler for central heating.

DIRECTIONS

From Totnes, take the A381 towards Kingsbridge and Dartmouth. At Halwell, turn left onto the A3122 to Dartmouth. At the Forces Tavern crossroads, turn right signposted Blackawton. At the T-junction, turn right, then take the next left signed Cotterburry and the next fork right. The property will be found on your right.

Guide Price £400,000





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
Very energy efficient - lower running costs			
92-100 A			69
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F		36	69
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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