



Luscombe Maye
Since 1873

Nellies Wood View, Dartington, Totnes, TQ9 6FP

Guide Price £575,000

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DESCRIPTION

Luscombe Maye are pleased to present this detached family home to the market, offering modern comfort in a prime location . Boasting four bedrooms, generous space and a garage, this is not a property to be missed.

Upon entering, you are welcomed by a spacious interior designed for contemporary living. The ground floor features a sizeable and bright open-plan kitchen-diner, ideal for family meals and entertaining. This space includes integrated appliances, ample storage and a kitchen island. Double doors lead to the patio and garden, giving an indoor outdoor feel. The dining space is also home to a useful utility cupboard. The living room is to the front of the property and offers a separate relaxing retreat. The downstairs also benefits from a home study, and WC.

The first floor houses four well-proportioned bedrooms, each bright and airy throughout. The master bedroom is generous in size and is finished with a light en-suite shower room . The family bathroom is a modern four piece suite with a double shower.

Externally, there is a garage and driveway parking for around 2 vehicles. The garden features a false lawn and patio area perfect for outdoor entertaining and dining.

This is the perfect family home, providing ample space and light, it is a must see property.

FURTHER INFORMATION

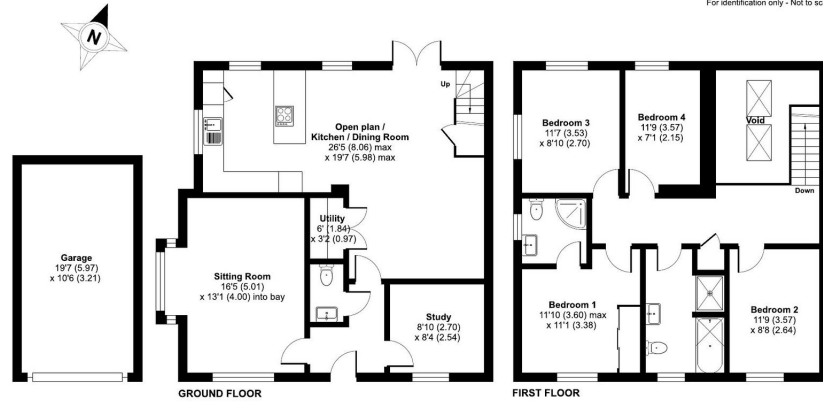
To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/6Vp8MuezAATFKs9zs2tcF2/view>) . Alternatively, you can contact our team for this information.

DIRECTIONS What3Words - pulled. onlookers.rare



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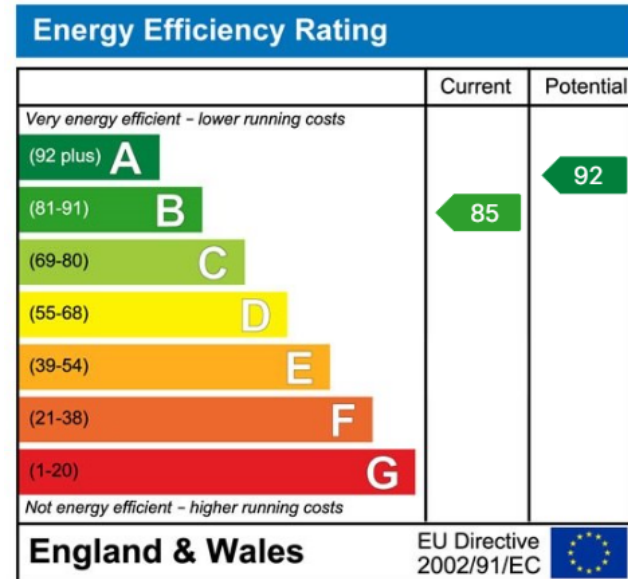
Approximate Area = 1483 sq ft / 137.7 sq m (excludes void)
Garage = 206 sq ft / 19.1 sq m
Total = 1689 sq ft / 156.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1361541



- Detached House
- Four Bedrooms
- Home Study
- Parking
- Garden
- Open Pan Living
- Two Bathrooms
- Garage
- Cloakroom
- EPC B



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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