



Luscombe Maye
Since 1873

Beacon View, Cott Road, Dartington, Totnes, TQ9 6HH

Guide Price £400,000

3 2 2



DESCRIPTION Luscombe Maye are delighted to bring to market this three bedroomed house within a short walk to village shops. You enter property via entrance door to hallway with understairs storage and coat hanging space. Sunny sitting room with wooden flooring, a window overlooking the front garden and inset woodburner on a slate hearth. Kitchen/diner with feature fireplace and French doors opening to the large rear garden. Range of wall and base units and tiled floor. Space for dishwasher, washing machine and fridge/freezer. Wooden worktops. Door to rear garden. Utility room with W.C, space for washing machine and Belfast sink with wooden worktop and housing the boiler. Stairs rise to first floor. Bedroom one with window overlooking the front garden, bedrooms 2 and 3 both overlook the rear garden and both boasting feature fireplaces. Family bathroom with modern white suite and chrome fittings and rain shower over bath.

OUTSIDE The rear garden is of a great size mainly laid to lawn with planted shrubs, well built garden shed and raised beds. There is additional space for storage and planters in the large gravelled front garden.

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/DSaa7XzDdMva3qryHvMRGm/view>). Alternatively, you can contact our team for this information.

AGENTS NOTES The property is subject to Devon Rule

The Devon rule (Section 157) states that this house can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase. However - there is an exception where the potential purchaser has lived in the South Hams District for a cumulative total of seven years out of the past 20 years. For more information please visit the South Hams website and we recommend that all potential purchasers confirm their own eligibility.

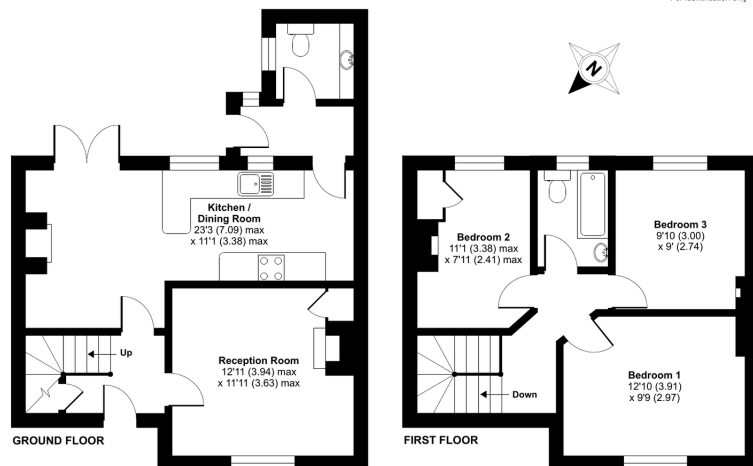
DIRECTIONS What3Words - lawful heders staple



Beacon View, Totnes, TQ9

Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



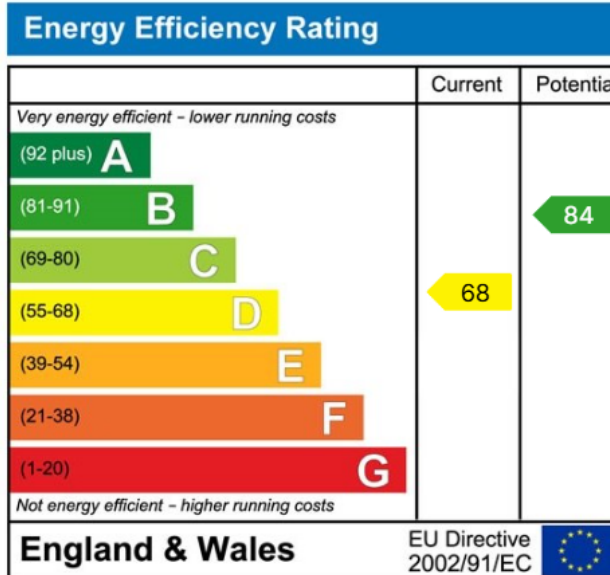
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2022. Produced for Luscombe Maye. REF: 803424

- Three Bedrooms
- Kitchen Diner
- Light living room with woodburner
- Wooden floors
- Double Glazing
- Brilliant Sized Garden
- Double Doors to Patio
- Short Walk to Village Shops & Pub

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Use the QR code for further "Material Information" about this home



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