



5, French Furze Road



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Blackawton, Totnes, Devon TQ9 7FN

Dartmouth 5 miles Kingsbridge 8 miles Totnes 11 miles

A beautifully presented and modern 4 bedroom family home with parking, garage and garden in a sought-after village.

- Sought-After Village
- South Facing Garden
- Superb Kitchen/Dining Room
- 4 Bedrooms (1 ensuite)
- Utility Room
- Parking & Garage
- Freehold
- EPC C / Council Tax E

Guide Price £550,000

SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church, public house and community shop. Dartmouth is the closest town offering a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 15 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

5 French Furze Road is a recently constructed, detached family home situated on the edge of the popular village of Blackawton. The property offers thoughtfully arranged accommodation perfectly suited for modern, family living with a cosy sitting room to the front and spacious kitchen/dining room opening to the garden at the rear. Also on the ground floor is a cloakroom and useful utility room. On the first floor are four good sized bedrooms, one with ensuite facilities and a family bathroom. Outside there is an enclosed, south facing garden, off road parking and a garage.



ACCOMMODATION

From an open porch, the front door leads to a sizeable entrance hallway which has tiled flooring leading to the ground floor cloakroom with WC and wash hand basin. Accessed from the entrance hallway is the bright and airy sitting room which has dual aspect windows to the front and rear of the property bathing the room in natural light. To the rear is the fabulous kitchen/dining room which is very much the heart of the home with a large island unit separating the kitchen and dining areas making this a social space and perfect for entertaining. The kitchen features a range of floor and wall mounted units in addition to the island which offers further storage and a breakfast bar. Integrated appliances include an electric oven, gas hob, fridge, freezer and dishwasher. Next to the dining area is a large walk-in larder cupboard whilst French doors open to a paved terrace and the south facing garden. Next to the kitchen is a most useful utility room which has an additional sink, storage units, work top and space and plumbing for a washing machine as well as a door opening to the side of the property and the garden.

Stairs rise to the first floor landing and the four bedrooms on offer. Bedroom one has dual aspect windows offering wonderful far reaching views across the village and toward the surrounding countryside. The bedroom benefits from an ensuite shower room with shower, WC, wash hand basin, heated towel rail and a storage cupboard. There are two further double bedrooms plus a sizeable fourth bedroom, each with pleasant views. Completing the accommodation is the well-appointed family bathroom featuring a bath with shower over, WC, wash hand basin and heated towel rail.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking. Next to the driveway is a garage with up and over door, power and light. To the rear of the garage is a useful door leading to the garden. The sunny rear garden is south/south west facing and approximately fifty feet with a level lawn with a grass bank to the side and a patio which is perfect for alfresco dining. To the side of the property is an area of gravel offering further space to sit and relax.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

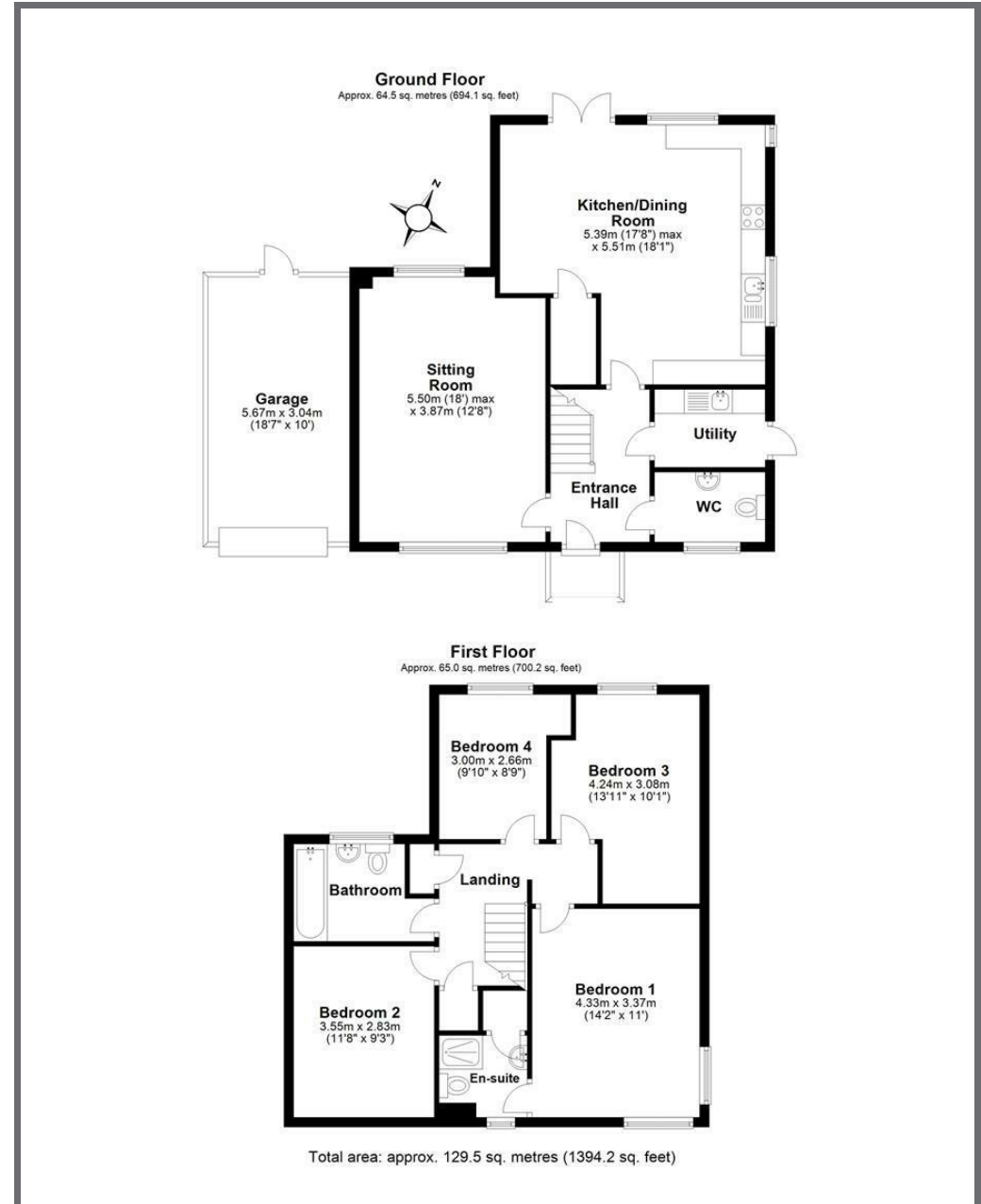
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Dartmouth take the A3122 towards Totnes, after approximately 3 miles take the left turning signposted Blackawton. Proceed down that road, and turn right onto French Furze Road. No 5 will be located on the left shortly after the turning into the road.



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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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 89 |
| (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 | |