



**Hara,**  
**Dainton, Newton Abbot, TQ12 5TZ**

Established

**RENDELLS**

1816



# Hara,

Dainton, Newton Abbot, TQ12 5TZ

Price Guide £630,000

Hara is a detached property which is currently divided into a mixture of residential and office/commercial space. The first floor accommodation offers a bright and spacious two bedroom apartment with a sun terrace and country views, whilst the ground floor space is divided into two separate areas of office space and garaging/storage. The whole property offers the potential for a full conversion into a spacious family home subject to the necessary consents.

## Situation:

Located within the village of Dainton, situated approximately halfway between the medieval town of Totnes and the lively, bustling market town of Newton Abbot is the popular village of Ipplepen and the small rural hamlet of Dainton is located approximately one mile to the east. Ipplepen has an extensive range of amenities including; a small supermarket, primary school, two churches, public house, medical centre, sports field/ play park and village hall. Petrol Station located at the top of the road to Dainton offering a Spar Shop and Royal Mail post office services. Newton Abbot and Totnes both offer a wider range of amenities and main line railway stations linking to London Paddington. The A38 Devon Expressway is also within easy reach which allows commuting to Plymouth, Exeter and beyond via the M5 Motorway.

Directions: From Newton Abbot continue along the A381 towards Totnes passing Dainton Golf Club until you reach the Texaco & Spar/Post Office. Turn left onto Marlton Road signposted Marlton & Compton. Proceed along 800 yards and take the next left into Dainton and the property shall be on your right hand side set back up the private driveway.

## Accommodation:

The front door leads into an entrance lobby/kitchen area with a staircase rising to the first floor accommodation, doors leading into the garage/storage and office. The lobby area offers a range of fitted kitchen units along with a sink unit and space for a washing machine. Leading from the kitchen area is a utility/store room with the pipework and equipment for the underfloor heating. The large garage/store area offers a door and glazed window to the side and a metal up and over garage door. There is also a cloakroom with WC and a free standing oil fired boiler. The office space offers a glazed window to the side along with downlighters and a number of power points.

The first floor accommodation offers a bright and spacious open plan living area with Velux sky light windows and sliding patio doors opening onto the raised terraced area. The open plan kitchen has a range of base and wall mounted units, a built in sink unit, a built in oven and gas hob gas and over head extractor fan. There is also a built in dishwasher. A lobby area with built in cupboards and eaves storage space, leading through to two double bedrooms both of which offer built in storage space and luxury en-suites bathrooms.









**Garden:**

The property is accessed via a pair of double wooden electric gates with a private intercom system. This leads onto the driveway which leads up to the front of the property, and a large parking area proving ample parking, and which also leads onto a good sized area of lawned garden offering a good degree of privacy. There is also a field of approximately 0.6 of an acre.

**Services:**

The property is supplied by mains electricity, mains water, private drainage and a private oil tank.

**Local and Planning Authority:**

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

**Council tax band:** C

**Energy Performance Certificate:** C

**Tenure:** The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

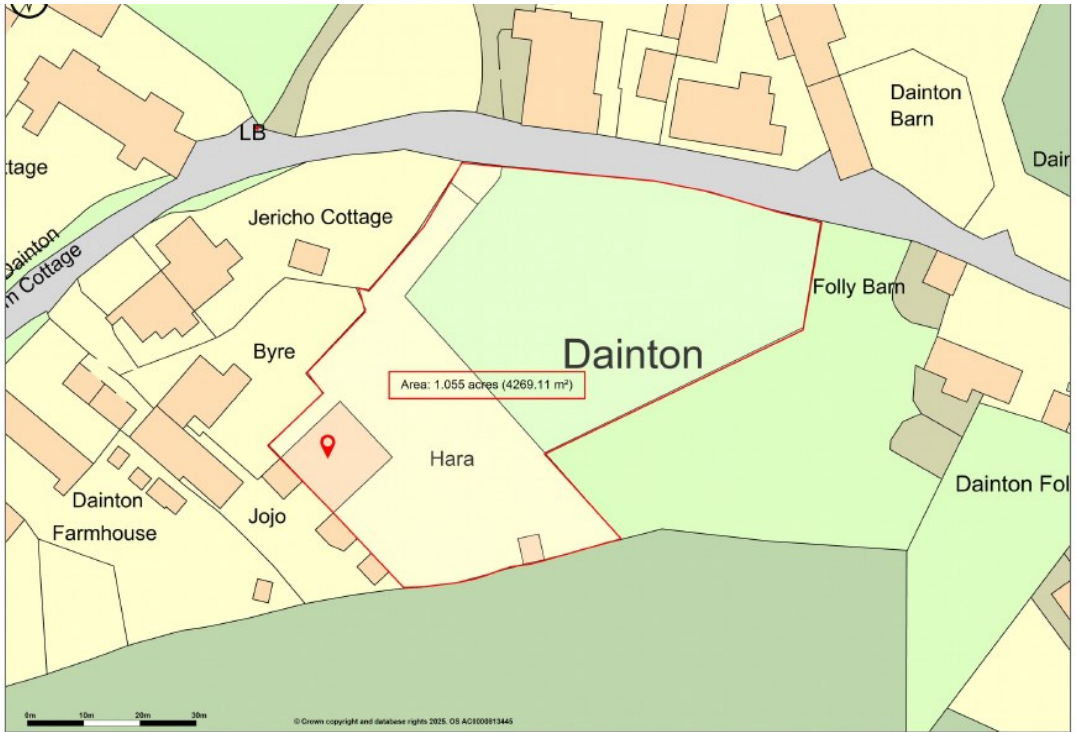
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881**

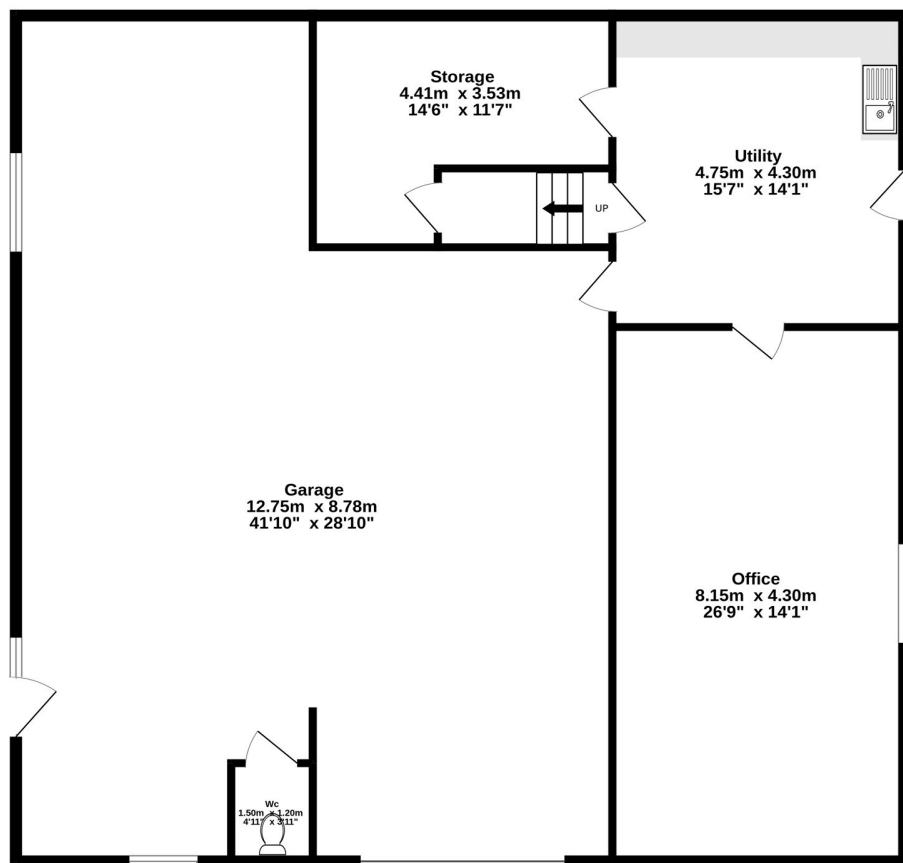




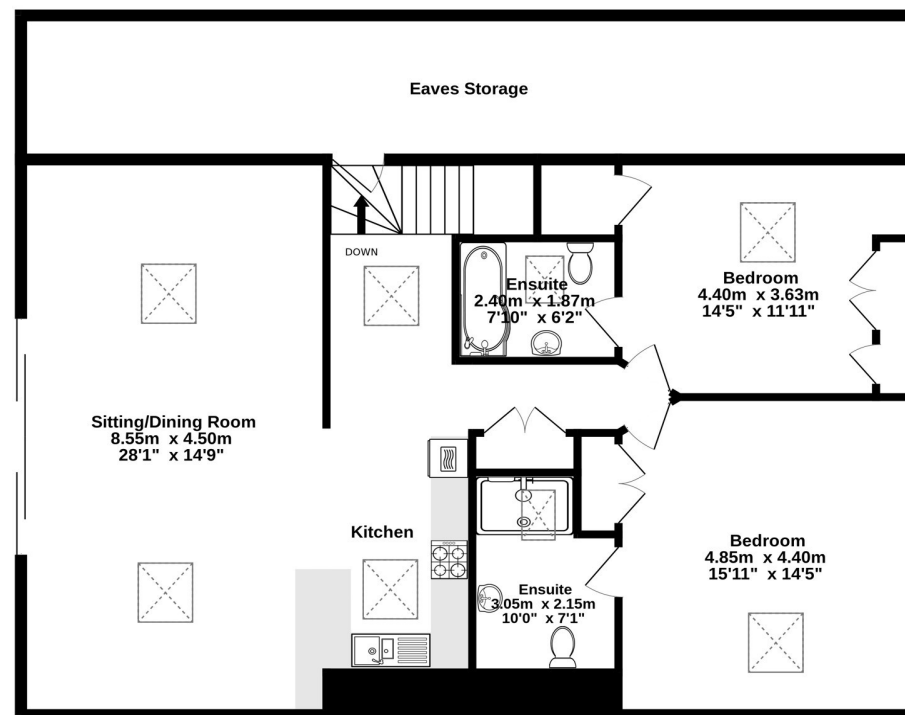




**Ground Floor**  
168.6 sq.m. (1815 sq.ft.) approx.



**1st Floor**  
138.8 sq.m. (1494 sq.ft.) approx.



**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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