

15 DRORIDGE
DARTINGTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



15 DRORIDGE

Nestled in the picturesque village of Dartington, this spacious detached dormer bungalow offers a perfect blend of comfort, style, and versatility and gives easy access to local amenities and schools. The property features a bright and airy open-plan kitchen/diner leading to a decked terrace, ideal for both family living and entertaining. The accommodation also includes 4 bedrooms, front and rear gardens, off-road parking and garage.

The ground floor comprises entrance hall giving access to a double bedroom, sitting room with access to the garden, shower room and the open plan kitchen/dining room with access to a utility room and the garage. Upstairs, the dormer layout provides an additional 3 bedrooms and family bathroom.

The well-proportioned accommodation is complemented by a terraced woodland garden, accessed from the large deck perfect for outdoor dining, steps lead down to a gravel and lawn area with mature trees and shrubs. To the front is a small garage and off-road parking, ensuring convenience and security. The front garden is laid to lawn with a gravel path to the front door.

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post office, open air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated for the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- Detached dormer bungalow
- Sought after location
- 4 bedrooms, 2 bathrooms
- Open plan kitchen/diner
- Rear garden with raised decked terrace
- Driveway parking and garage





PROPERTY DETAILS

Property Address

15 Droridge, Dartington, Devon, TQ9 6JQ

Mileages

Totnes 2 miles Exeter 24 miles Plymouth 17 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating

EPC Rating

Current: D, Potential: C

Council Tax Band

Band E

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

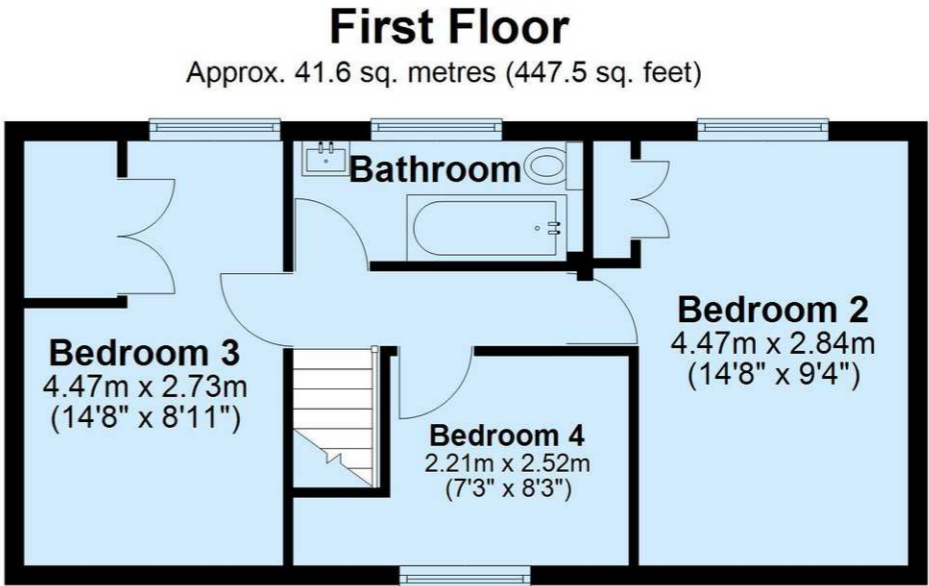
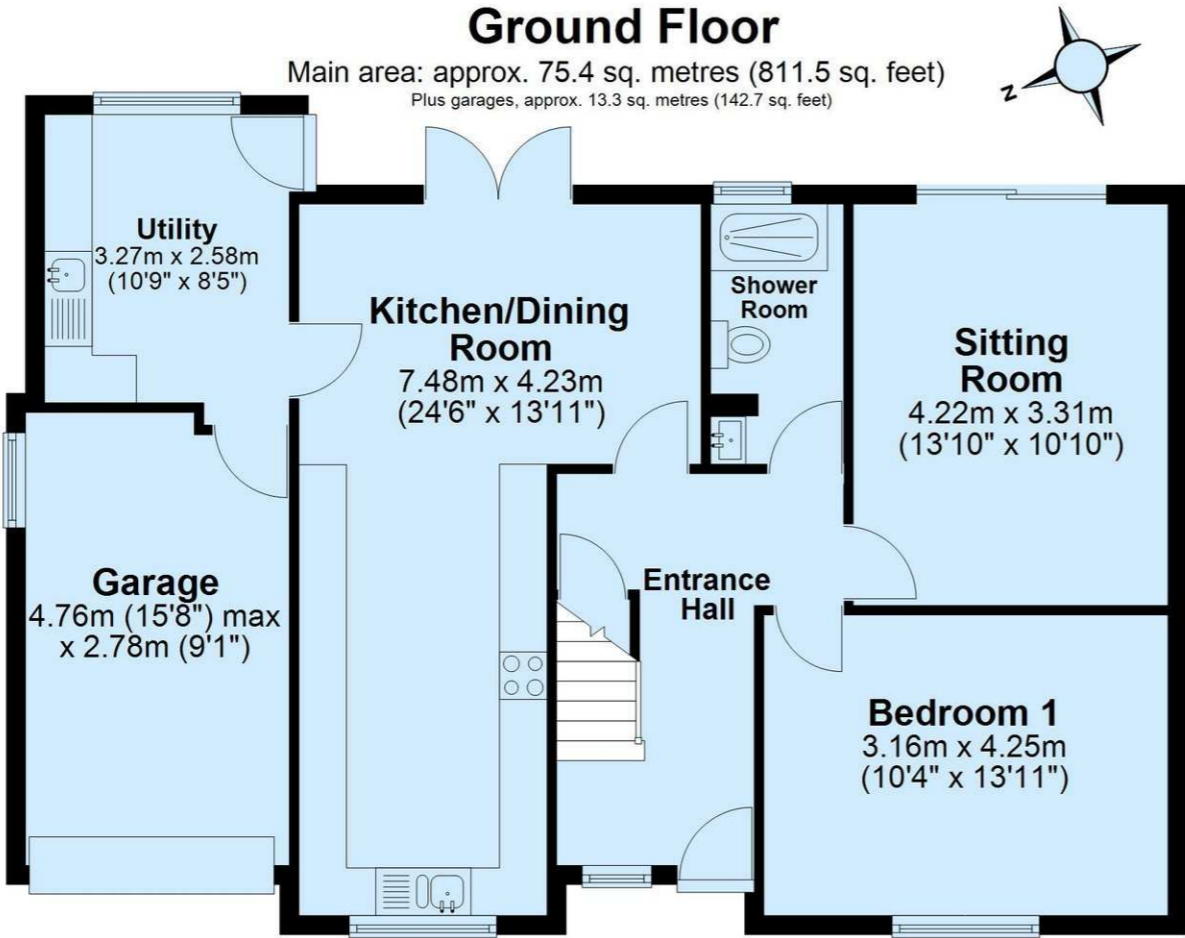
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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FLOOR PLAN



Main area: Approx. 117.0 sq. metres (1259.0 sq. feet)
Plus garages, approx. 13.3 sq. metres (142.7 sq. feet)



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