



Luscombe Maye

Since 1873

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

Guide Price £390,000

3 2 2



DESCRIPTION

Luscombe Maye are pleased to present this charming three-bedroom terraced home, ideally situated in the heart of Dartington.

Approached via a spacious gravelled front garden with ample room for planters and storage, the property welcomes you through a front door into a hallway featuring understairs storage and space for coats.

The bright and inviting sitting room enjoys wooden flooring, a large window overlooking the front garden, and a cosy inset woodburner set on a slate hearth. The kitchen/diner is a standout space, complete with a feature fireplace, a range of wall and base units, wooden worktops, and tiled flooring. French doors open directly onto the generous rear garden, creating a seamless indoor-outdoor flow. There is space for a dishwasher, washing machine, and fridge/freezer. A separate door also leads to the garden.

Adjacent to the kitchen is a utility room, which includes a W.C., Belfast sink with wooden worktop, space for a washing machine, and houses the boiler.

Upstairs, the property offers three well-proportioned bedrooms. Bedroom one overlooks the front garden, while bedrooms two and three enjoy views of the rear garden and both feature charming fireplaces. The family bathroom is fitted with a modern white suite, chrome fittings, and a rain shower over the bath.

The rear garden is a generous size, mainly laid to lawn with mature shrubs, raised beds, and a well-built garden shed—perfect for outdoor living and gardening enthusiasts.

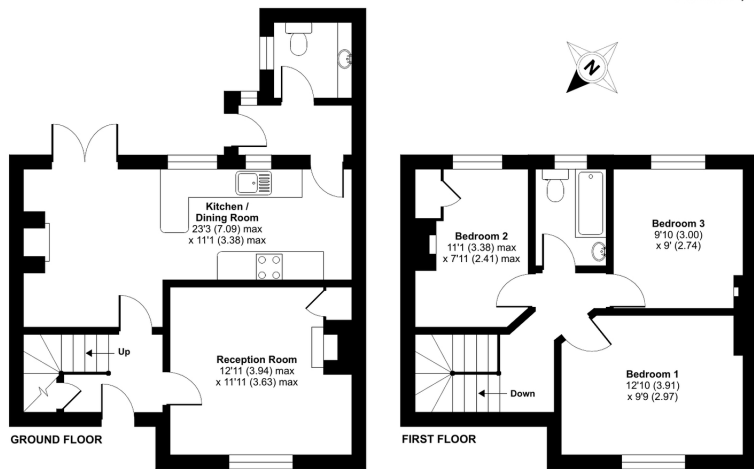
The property is subject to Devon Rule.

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.



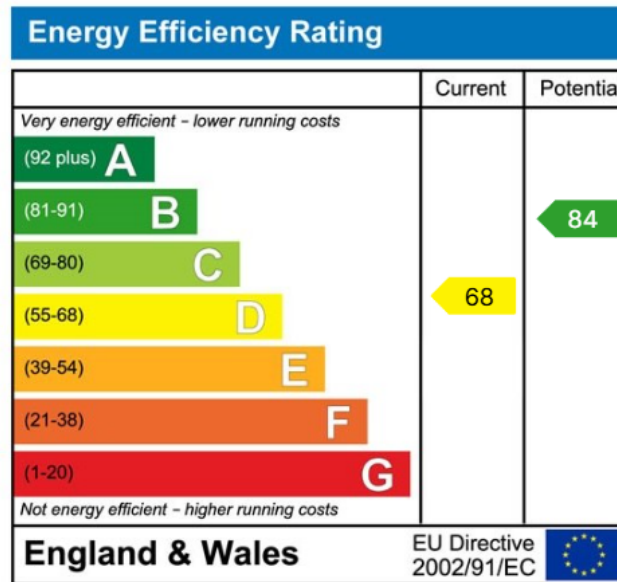
Beacon View, Totnes, TQ9

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 (IPMS Residential). © richroom 2022. Produced for Luscombe Maye. REF: 803424

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



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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