

FLAT 1, 1 ORCHARD PARK
DARTINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FLAT 1, 1 ORCHARD PARK

Situated in the much sought after location of Dartington and down a private driveway, is a wonderfully spacious apartment. Orchard Park was built by Dartington Hall Trust in 1930 and the house was divided into five apartments in the 1960's. This is the first time this apartment has been placed on the open market.

The property offers characterful and versatile accommodation with a studio/annexe extension which provides a multitude of uses, there is a large pretty rear garden, communal front garden with far-reaching countryside views, parking and a single garage.

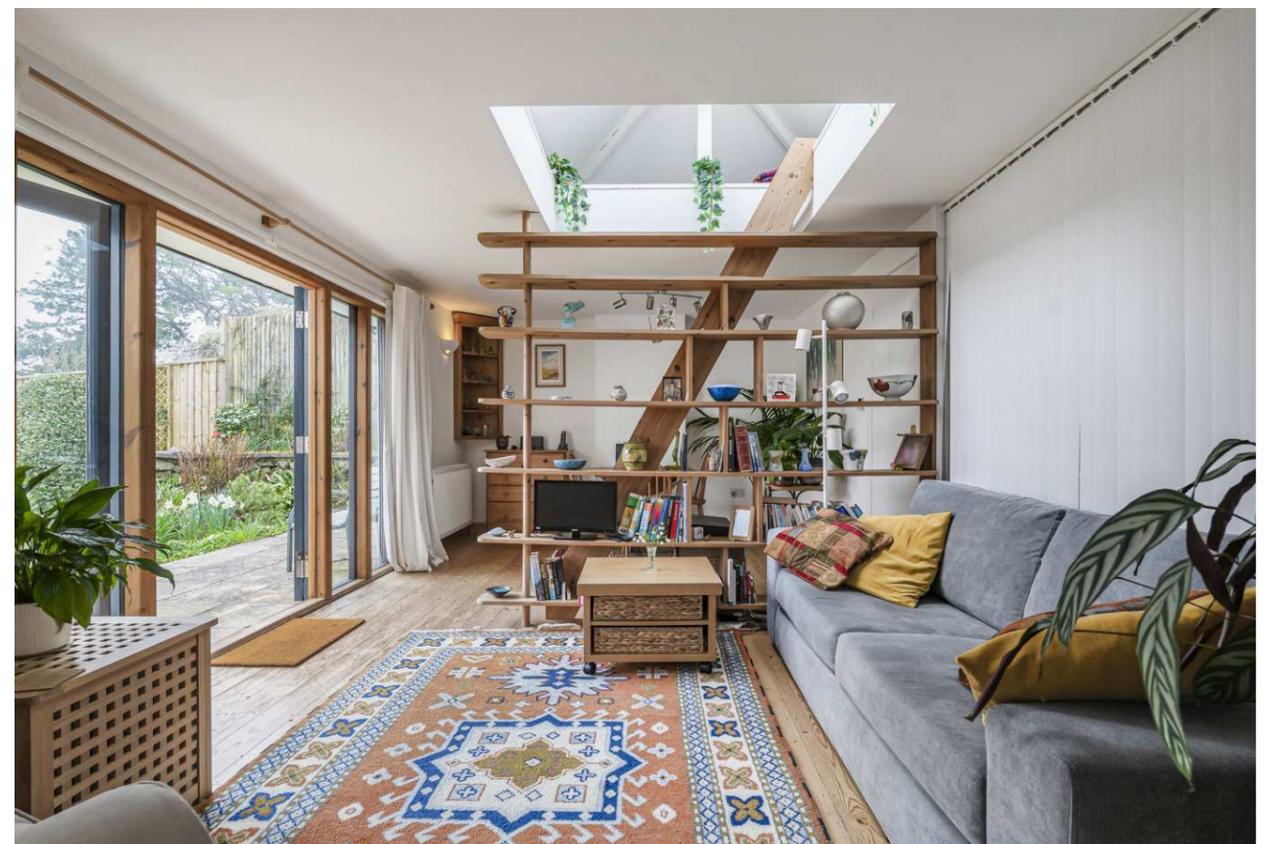
Entered via its own entrance door into a hallway, to the right is the extension which is currently used as additional reception space, there is also a shower room making this space ideal for use as an additional bedroom or ancillary accommodation with the added benefit of having storage space above and double doors leading out to the rear garden. To the left of the entrance is the beautifully presented kitchen/dining room which has an integrated fridge/freezer and dishwasher. There is also separate utility space. The kitchen leads onto an inner hallway giving access to the family bathroom, a lovely bright and airy sitting room with doors leading to the garden and to a double bedroom.

Outside, the property has a beautiful sunny rear garden with paved and lawn sections bordered by various flowers, plants and shrubs. To the front of the property is communal lawn with far-reaching countryside views. The property further benefits from a single garage, parking space along with ample guest parking.

Lease information: Share of freehold. 199 years from 31.07.92. Annual service charge of £960.00.

Restrictions: No short or holiday lets less than 6 months.

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

- Sought after location
- Beautifully presented throughout
- Bright and airy
- Versatile accommodation
- Countryside views
- Private rear garden and communal front garden
- Parking and garage





PROPERTY DETAILS

Property Address

Flat 1, 1 Orchard Park, Totnes, Devon, TQ9 6HS

Mileages

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

Services

Mains electric, water and drainage. Gas central heating. Underfloor heating to the annexe shower room.

EPC Rating

Current: C, Potential: C

Council Tax Band

Band A

Tenure

Share of freehold. Each flat owner is a director of the company directly controlling maintenance, service charges and communal areas, aiming to reduce costs and increase control.

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.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. 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 any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

Approximate Gross Internal Area 1125 sq ft - 105 sq m (Excluding Garage)

Ground Floor Area 1010 sq ft – 94 sq m

First Floor Area 115 sq ft – 11 sq m

Garage Area 140 sq ft – 13 sq m



Garage

Ground Floor

First Floor



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Totnes Office

01803 847979 | totnes@marchandpetit.co.uk

Waterside House, The Plains, Totnes, Devon, TQ9 5YS

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590