

I SPINNERS LANE
TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



I SPINNERS LANE

A beautifully presented four bedroom detached family house situated on this popular development, built approximately eight years ago. Enjoying an open outlook with a great kitchen / family room leading straight onto the garden this lovely house also has the benefit of a garage and tandem parking for two cars.

On the ground floor is an entrance hall and guest WC a lovely bright living room with a triple aspect and a wood burner. The Kitchen / Dining room is a fantastic space with ample space for a table and chairs the Kitchen is fully fitted with a good size utility room. Upstairs are four bedrooms with the principle bedroom having an ensuite shower room and a separate family bathroom.

Outside the south facing garden is mainly laid to lawn with raised shrub and flower boarder's with a decked patio area. The garage has access from the utility room and rear of the house with two tandem parking spaces.

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 family home
- Beautifully presented throughout
- Sought after location
- Garage and parking
- 4 bedrooms
- South-facing rear garden





PROPERTY DETAILS

Property Address

1 Spinners Lane, Dartington, Totnes, Devon, TQ9 6GP

Mileages

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

Services

All Mains Services

Solar Panels

EV Charger

EPC Rating

Current: B, Potential: A

Council Tax 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.



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 1571 sq ft - 146 sq m
(Including Garage)**

Ground Floor Area 874 sq ft – 81 sq m

First Floor Area 697 sq ft – 65 sq m





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