

2 NEWMAN CRESCENT
DARTINGTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



2 NEWMAN CRESCENT

Situated in this popular location in Dartington is this wonderful semi detached house sitting on a generous plot with a lovely enclosed west facing garden and off street parking. The house has a lovely bright airy feel with flexible living accommodation throughout.

On the ground floor is an entrance hall with a downstairs bathroom and separate bedroom. Running laterally across the back of the house onto the garden is a lovely open plan living / kitchen breakfast room which leads through into a dining room with patio doors onto the garden. A staircase from the dining room leads to a useful loft room, upstairs the main staircase leads to two double bedrooms.

Outside there is parking to the front of the house and the rear garden is mainly laid to lawn with hedge boarder's and a brick built shed.

This property is subject to the 3 year Devon Occupancy Restriction which means that a purchaser must have lived and worked in Devon for the last 3 years or for 7 years out of the last 20 years.

Please note this property is of non standard construction.

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

- Semi detached
- Off street Parking
- South west Facing Garden
- Three bedrooms + Loft Room
- Desirable location
- Section 19 of the housing act applies
- NON STANDARD CONSTRUCTION





PROPERTY DETAILS

Property Address

2 Newman Crescent, Dartington, Devon, TQ9 6HJ

Mileages

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

Services

Mains electric, water and drainage. Gas central heating

EPC Rating

Current: C, Potential: B

Council Tax Band

A

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.



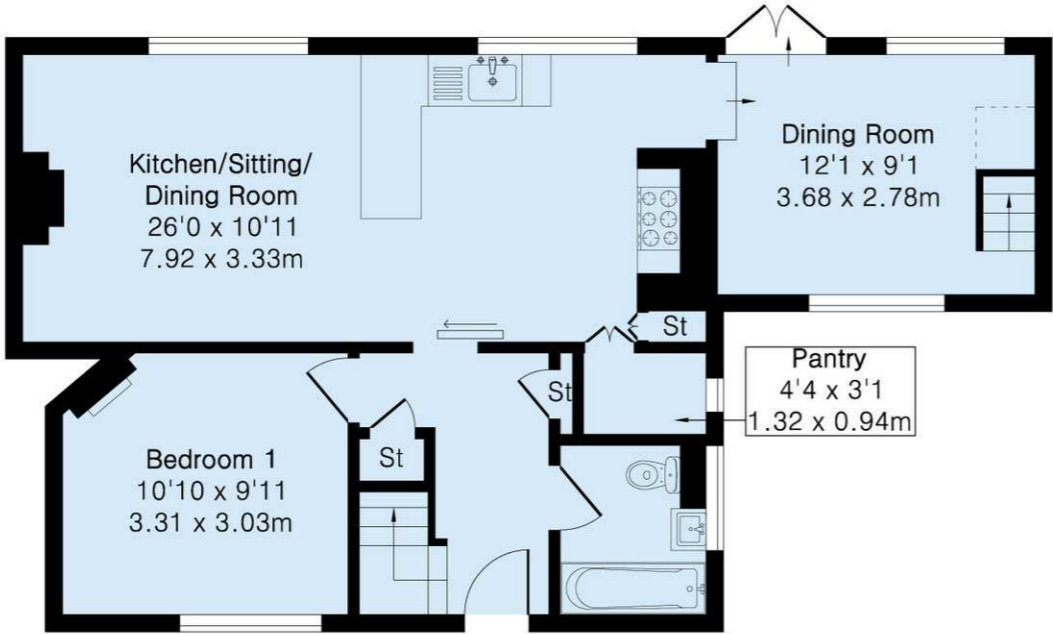
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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

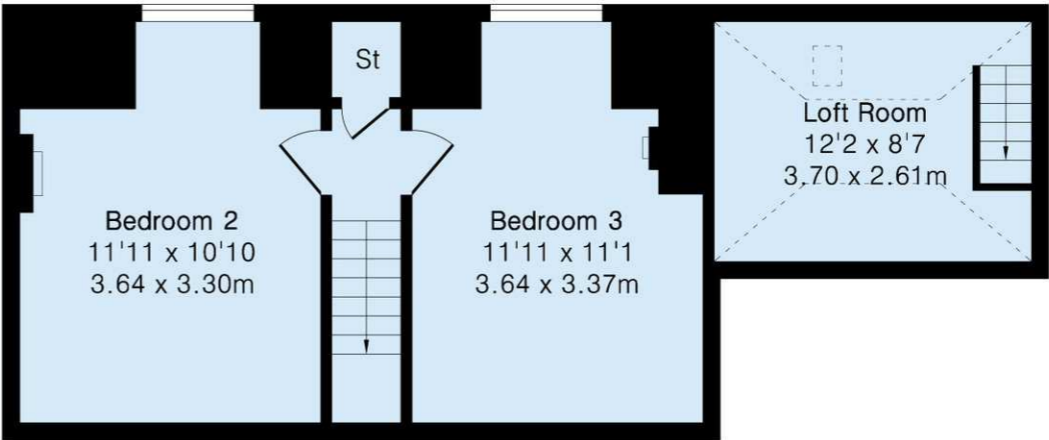
Approximate Gross Internal Area 1157 sq ft - 107 sq m

Ground Floor Area 647 sq ft – 60 sq m

First Floor Area 510 sq ft – 47 sq m



Ground Floor



First Floor



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