



11 Salmons Leap



A38 5 miles; Plymouth 24 miles; Exeter 29 miles

A beautifully presented modern home with garage and garden, enviably positioned between Totnes and Dartington

- Modern three-bedroom family home
- Pleasant outlook over copse
- Kitchen/breakfast room with doors to garden
- Sitting room with engineered oak flooring
- Principal bedroom with en suite shower room
- Enclosed rear garden
- Garage and private parking
- Convenient position between Totnes and Dartington
- Freehold
- Council Tax Band D

Guide Price £400,000

SITUATION

Salmons Leap forms part of the sought-after Meadowside development, conveniently positioned between the historic market town of Totnes and the village of Dartington. Dartington offers a well regarded primary school, village store and post office, a 12th Century inn, church and the renowned Dartington Hall estate. The development enjoys an attractive setting at the foot of Nellies Wood, with woodland walks and communal green space nearby.

Totnes is within easy reach and provides an excellent range of independent shops, cafés and restaurants, good local schools and mainline rail links to London Paddington. The A38 Devon Expressway lies approximately 5 miles distant, offering swift access to Exeter, Plymouth and the M5 beyond.

DESCRIPTION

Occupying an enviable position within this select development, 11 Salmons Leap enjoys an open outlook to the front over a pedestrian pathway and copse, creating a pleasing sense of space and privacy.

This attractive modern home offers light and well-balanced accommodation arranged over two floors, designed to suit contemporary family living. The interiors are bright and welcoming, with a practical layout that provides both comfortable everyday spaces and areas well suited to entertaining. The setting, combined with the thoughtful design of the development, results in a home that is both convenient and quietly positioned within easy reach of Totnes and Dartington.

ACCOMMODATION

Steps lead to a covered entrance porch and into the entrance hall. To the front, the sitting room enjoys a pleasant outlook over the copse and features engineered oak

flooring.

To the rear, the kitchen/breakfast room provides a generous family space fitted with a range of units and integrated appliances, with doors opening onto the garden. A utility area and cloakroom complete the ground floor.

On the first floor, the principal bedroom benefits from built-in wardrobes and an en suite shower room. Two further bedrooms are served by a family bathroom.

OUTSIDE

The property is approached via a pedestrian pathway with steps rising to the front door. To the front there is a small garden area, positioned to enjoy the sun and providing an attractive and sheltered space for seating.

To the rear, the property benefits from a private parking space and single garage. The enclosed rear garden is principally laid to lawn with a terrace adjoining the house, ideal for outdoor dining. A gate provides access to the parking and garage. Residents also enjoy use of communal green space within the development.

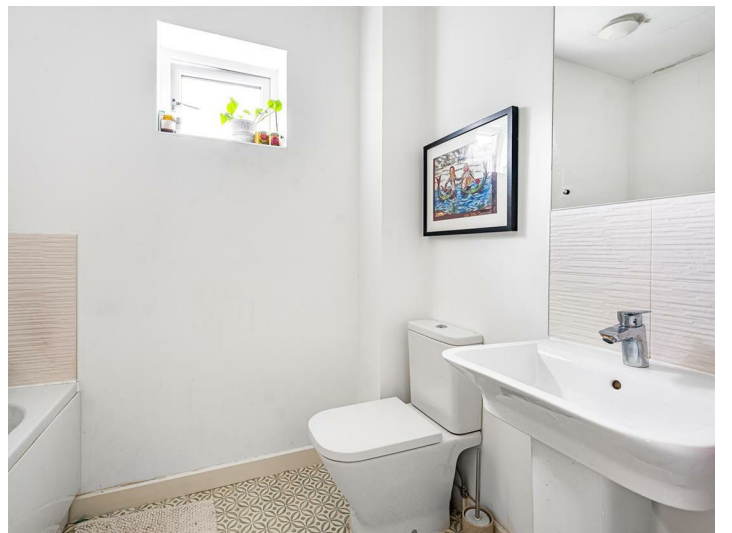
SERVICES

All mains services connected. Gas fired central heating.

According to Ofcom, ultrafast broadband is available with download and upload speeds of up to 2000 Mbps. Mobile coverage is predicted to be good outdoors with EE, Three and Vodafone, and variable outdoors with O2.

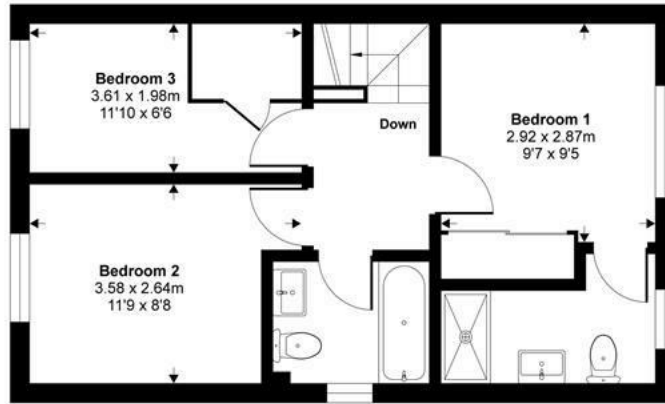
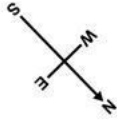
DIRECTIONS

From Totnes, proceed towards Dartington on the A385. Turn right into Nellies Wood View within the Meadowside development, then right into Salmons Leap. The property will be found via the pedestrian pathway at the lower end of the road.

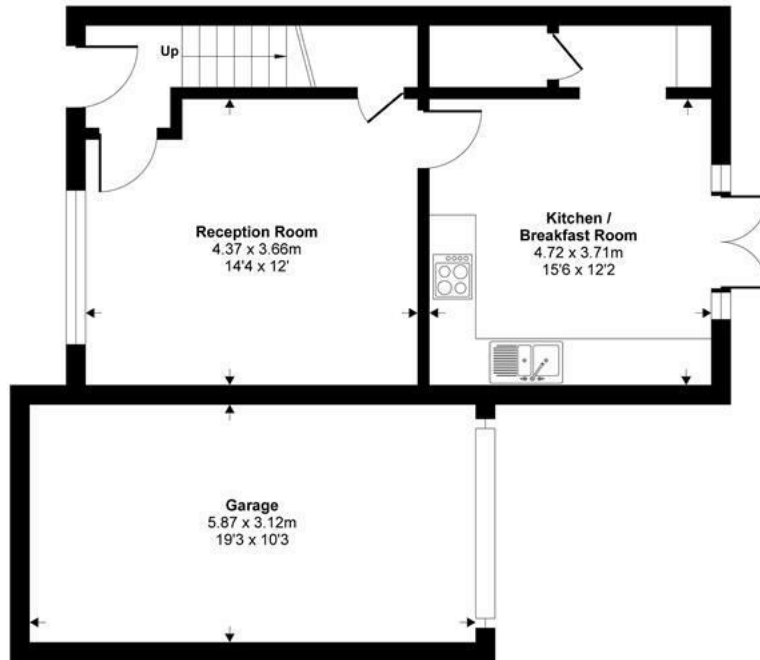


Approximate Area = 1035 sq ft / 96.2 sq m (includes garage)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 635905

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	96	84	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk