

5 TREMLETT GROVE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

5 TREMLETT GROVE

5 Tremlett Grove is a well-presented terraced property situated in the sought after village of Dartington within the Origins development, built by Cavanna Homes. Ideally situated for access to amenities and just a short drive to Totnes town.

To the front of the property is a small front garden with path leading the front door opening into the entrance hall with access through to a cloakroom and the sitting room which has stairs leading to the first floor and a door through to the kitchen/dining area. The kitchen is fitted with modern units and an integrated oven with space for a fridge/freezer and washing machine. Double doors lead to the rear garden. To the first floor are two double bedrooms, both with en-suites.

The rear garden is low maintenance being laid to patio. The property also has allocated parking.

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.



PROPERTY DETAILS

Property Address

5 Tremlett Grove, , Dartington, Totnes, TQ9 6FU

Mileages

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

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: tbc, Potential: tbc

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- NO CHAIN
- Ideal for a first time buyer or buy to let
- 2 double bedrooms with en-suites
- Front and rear garden
- Allocated parking for 2 cars
- Excellent location

Fixtures & Fittings

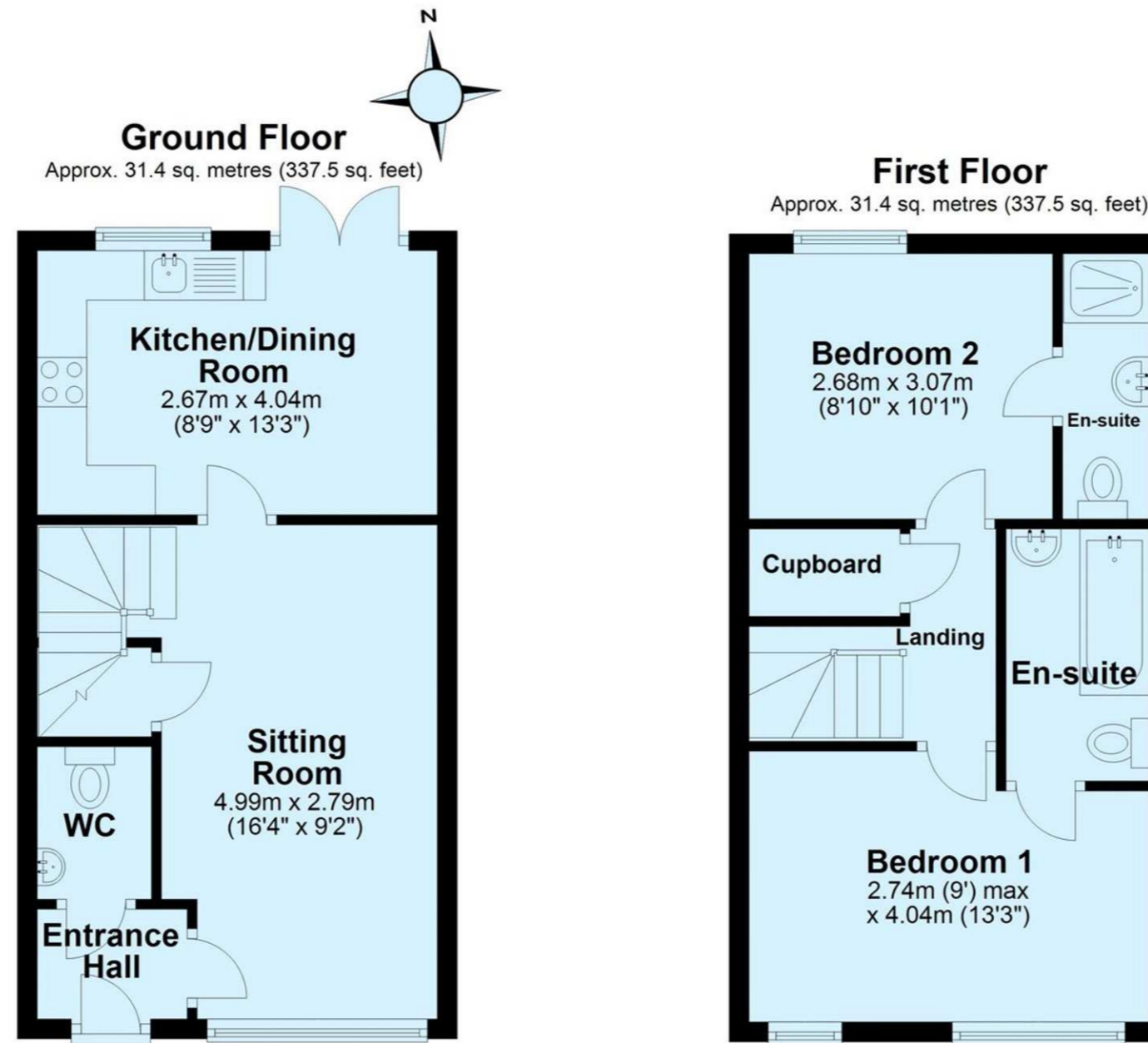
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOOR PLAN



Total area: approx. 62.7 sq. metres (674.9 sq. feet)

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.

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Modbury
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Newton Ferrers
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Salcombe
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Lettings
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