



7 Spinners Lane, Dartington, Totnes, TQ9 6GP

£450,000

Totnes

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Dartington, Totnes

A modern and welcoming three-bedroom home in the village of Dartington, offering comfortable and easy everyday living. With a bright kitchen/dining room opening onto an enclosed garden, two double bedrooms, an en-suite and two allocated parking spaces.

Council Tax band: D - South Hams District Council

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A detached three bedroom house
- Kitchen/dining room
- Sitting room
- Cloakroom
- Family bathroom
- Master En suite
- Level garden
- Two allocated spaces
- Situated in a popular village location





Spinners Lane is a modern home with a lovely sense of simplicity, a house that feels comfortable from the moment you walk through the door and has been designed around easy, everyday living. Set within the village of Dartington, it offers a great balance of modern accommodation, useful outside space and the convenience of being part of a well-established community.

You enter into a welcoming hallway, with a useful cloakroom tucked away just off it, before finding the sitting room. It's a comfortable space to retreat to, while the real heart of the house is the kitchen/dining room at the rear. This is a bright and sociable room, with plenty of space for both cooking and dining, and patio doors opening straight out into the garden. On warmer days, you can throw the doors open and let the house flow naturally into the outside space.

The garden is enclosed by fencing and laid mainly to lawn, creating a private and surprisingly versatile area. There's room for outdoor furniture, somewhere for children to play or simply a patch of grass to enjoy when the weather allows. It's also a garden that doesn't demand endless weekends of maintenance, which leaves more time to actually enjoy it.



Upstairs, the accommodation continues to work really well. There are three bedrooms in total, including two good-sized double bedrooms. The main bedroom has the added benefit of its own en-suite, giving you a little more privacy and making busy mornings that bit easier. The third bedroom is a single and would make a great child's bedroom, guest room or home office depending on what you need.

There are also two allocated parking spaces, which is a particularly useful feature and means you have somewhere convenient to come home to without having to worry about finding a space nearby.

What really makes this home appealing is the combination of **modern living and village life**. Dartington is a place where you can have the best of both worlds , a peaceful setting with a strong community feel, while still being within easy reach of Totnes and everything you need day to day.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A		96	(92+) A		98
(81-91) B	85		(81-91) B	87	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		





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