



10 Dartmouth Green

Totnes

Price £425,000

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Located adjacent to Dartmouth's golf course and benefitting from having a newly installed kitchen and gas central heating system, this fabulous property would make an ideal holiday home/holiday let or main residence.



10 Dartmouth Green, Blackawton, Totnes, TQ9 7FE

ENTRANCE HALL

Staircase to first floor, understairs storage cupboard, built-in cloaks cupboard, doors to;

LIVING AREA

Full height double glazed windows and double glazed French doors to rear patio, log burner, door to storage cupboard, "Karndean" flooring, underfloor heating, recessed ceiling downlighters.

KITCHEN AREA (REFITTED 2025)

Double glazed window to front aspect overlooking the golf course, range of modern refitted base and wall mounted cupboards and drawer units, granite worksurfaces, inset 1 and half bowl stainless steel sink with swan neck mixer tap, inset "NEFF" electric induction hob, extractor fan above, built-in "NEFF" electric oven under, built-in "NEFF" microwave, integrated fridge/freezer, integrated "NEFF" dishwasher, cupboard housing "Worcester" gas central heating boiler (fitted 2025), "karndean" flooring with underfloor heating, recessed ceiling downlighters, opening to garden room.

GARDEN ROOM

Triple aspect room with views onto the golf course and countryside, skylight windows, French doors to side garden, "Karndean" flooring, wall mounted electric heaters, recessed ceiling downlighters.

SEPERATE WC

Low level WC, wash hand basin, travertine tiles, chrome heated towel rail.

FIRST FLOOR LANDING

Staircase to second floor, doors to;

BEDROOM TWO

Dual aspect room with full height double glazed windows and double glazed door to balcony overlooking the communal green, double glazed window to side aspect, radiator, obscured glass and obscured glass door to ensuite.

ENSUITE BATHROOM

Double glazed window to rear aspect, modern white suite comprising a contemporary style freestanding bath, floating wash hand basin, hidden cistern WC, wall mounted chrome heated towel rail, travertine tiled floor, part travertine tiled walls.

BEDROOM THREE

Dual aspect room with double glazed window to front and to side aspect overlooking the golf course, radiator, built-in wardrobe, door to ensuite;

ENSUITE SHOWER ROOM

Double glazed window to front aspect, corner shower enclosure, floating wash hand basin, hidden cistern WC, wall mounted chrome heated towel rail, travertine tiled floor, part travertine tiled walls.

SECOND FLOOR LANDING

Opening into bedroom one.

BEDROOM ONE

Double glazed full height windows and double glazed door to balcony overlooking the communal green and countryside beyond, radiator, eves storage hatch, door to walk-in wardrobe, door to ensuite shower room.

ENSUITE SHOWER ROOM

Velux window, shower enclosure, wall mounted floating wash hand basin, hidden cistern WC, wall mounted chrome heated towel rail, travertine tiled floor, part travertine tiled walls.

OUTSIDE

Lawned side garden with patio and views over the golf course. Allocated parking space. Patio area to the rear of the property look onto the communal green area.

GOLF & LEISURE

Access for up to 6 people allowed into the Hotel Spa facilities. There is also 2 full named life memberships (non transferable) to both golf courses, hotel and spa facilities in perpetuity included within the purchase.

COUNCIL TAX BAND

Council Tax Band F

Amount payable approx £3,427 per annum.

TENURE

Leasehold 999 years.

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Approximate Gross Internal Area
1324 sq ft - 123 sq m



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