

7 WOODLAND CLOSE
STAVERTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



7 WOODLAND CLOSE

A substantial detached bungalow located in the heart of the popular village of Staverton, offering well-presented accommodation with front and rear gardens, driveway parking, garage and views over woodland.

To the front of the property is a driveway leading up to a garage with front garden which is laid to lawn with mature plants. From the entrance hall to the left are two good sized bedrooms and family bathroom along with an additional shower room. The master bedroom, sitting room, kitchen/dining room and utility are all located at the rear of the property overlooking the south-facing garden and enjoying countryside views. From the kitchen and utility room doors give access out to the garden.

The garden has a raised terrace area perfect for al fresco dining which leads onto level lawn with wildlife pond bordered with mature plants enjoying uninterrupted views to woodland.

The popular village of Staverton is located about two miles to the north of Dartington and about 3 miles from Totnes, the commercial centre for this part of Devon. Access to the A38 Devon Expressway is easy, connecting Plymouth and Exeter where it links with the M5. At Totnes there is the mainline railway station with direct links to London. The village lies on the banks of the River Dart and boasts a strong community.





KEY FEATURES

- Popular village location
- Well-presented detached bungalow
- 3 bedrooms, 2 bathrooms
- Well-kept front and rear gardens
- Garage and driveway parking
- Countryside and woodland views





PROPERTY DETAILS

Property Address

7 Woodland Close, Staverton, Totnes, TQ9 6PQ

Mileages

Totnes 3 miles Exeter 23 miles Plymouth 20 miles (approximately)

Services

Mains electric, water and drainage. Oil fired central heating.

EPC Rating

Current: D, Potential: C

Council Tax Band

E

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.

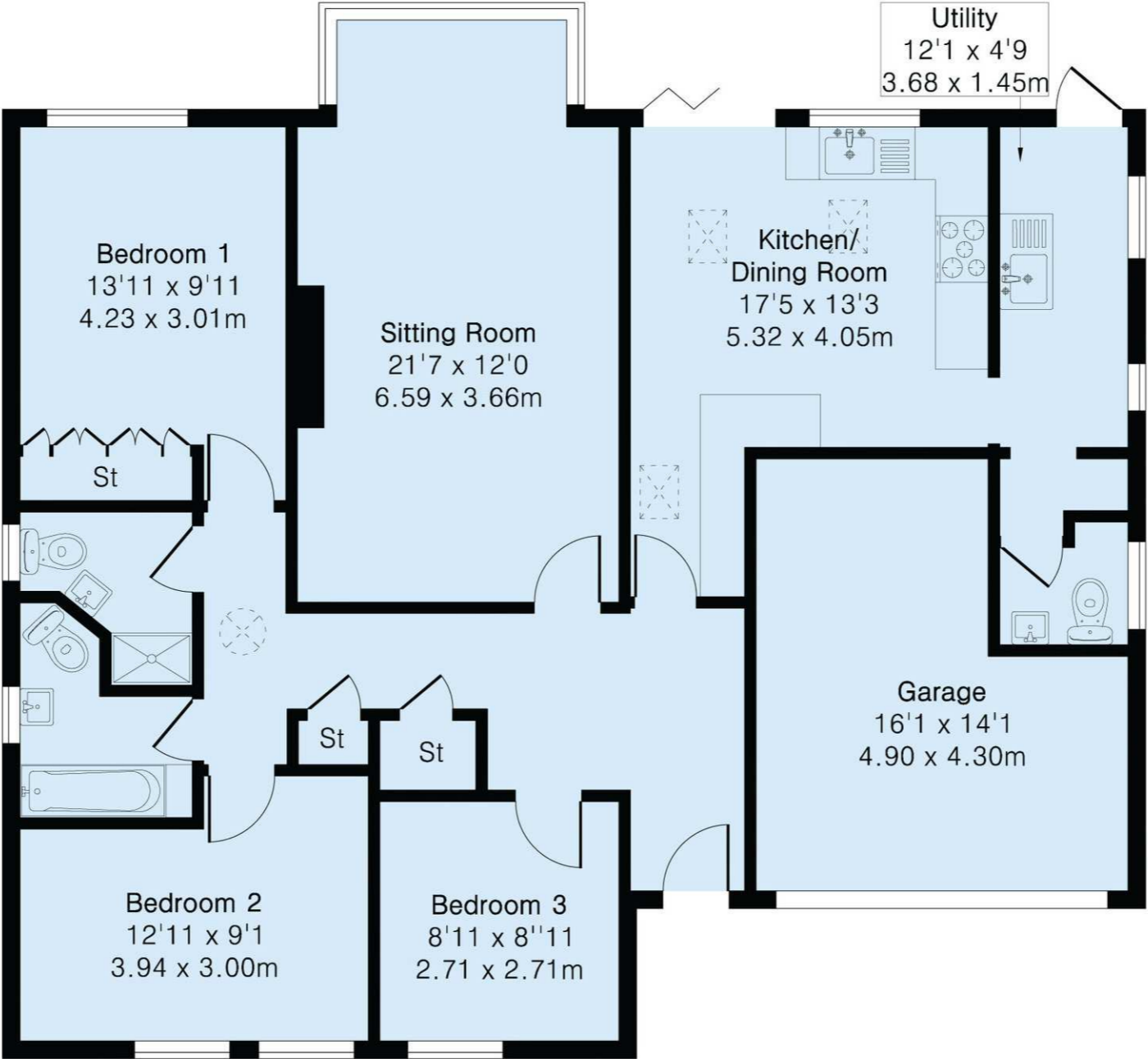


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FLOOR PLAN

**Approximate Gross Internal Area 1126 sq ft - 105 sq m
(Excluding Garage)**

Garage Area 184 sq ft - 17 sq m





MARCHAND PETIT

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