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6 Spinners Lane

6, Spinners Lane, Dartington, Totnes, TQ9 6GP



Totnes 1.5 miles; Plymouth 23.8 miles;  
Exeter 32.9 miles

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A beautifully presented modern home in a sought-after village setting, featuring stylish interiors, landscaped gardens and private parking

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- Beautifully presented modern home
- Stylish kitchen and breakfast room
- High energy performance rating
- Two generous double bedrooms
- Contemporary upgraded bathroom
- Landscaped rear garden
- Two private parking spaces
- Popular village setting close to Totnes
- Freehold
- Council tax band C

Guide Price £325,000

### SITUATION

Dartington is a much sought after and charming village set on the outskirts of Totnes. The village enjoys a vibrant and welcoming community, supported by an excellent range of amenities including a well-regarded primary school, a post office and village store, the renowned Dartington retail centre, a 12th century inn and a parish church. The wider parish also encompasses the historic Dartington Hall Estate, noted for its beautiful grounds, cultural events and year-round programme of arts, music and learning.

Just a short distance away lies the historic market town of Totnes, celebrated for its independent spirit, diverse shops, cafes and galleries, as well as good local schools and extensive recreational opportunities. The A38 Devon Expressway is approximately 4.5 miles away, providing swift access to Exeter, Plymouth and the M5. Mainline rail services to London Paddington are available from Totnes station. Locally, popular eateries such as Luna's Bakehouse, Things Happen Here and The Cott Inn are all within easy reach, adding to the lifestyle appeal of the location.

### DESCRIPTION

This attractive modern home offers a balanced blend of contemporary comfort, thoughtful improvements and appealing outdoor space. Built by Cavanna Homes in 2018, the property has been significantly enhanced by the current owners, including a modernised bathroom, updated flooring and a reconfigured first floor layout that improves flow and storage.

Presented to an excellent standard throughout, the house provides light, well-proportioned accommodation complemented by a generous rear garden and two private parking spaces.

### ACCOMMODATION

A front entrance door opens into the hall, with a cloakroom to one side. The sitting room lies to the front of the house, a bright and comfortable space with attractive flooring and a useful understairs store. Stairs rise from here to the first floor. To the rear is the kitchen and breakfast room, fitted with contemporary units, integrated appliances and space for a dining table, with access opening directly to the garden.

Upstairs, the landing gives access to all rooms. Bedroom 1 is a generous double with extensive built-in wardrobes and views over the rear garden. Bedroom 2 is also a well-proportioned double, overlooking the front of the property. The bathroom has been stylishly modernised, featuring a heated demisting mirror, shower niche, quality Laura Ashley tiling and a Tikamoon basin area. A boarded attic provides additional storage.

### OUTSIDE

The property is approached via a small front garden with a path to the entrance. To the rear, the garden is attractively landscaped with seating areas, level pathways and space for outdoor dining. A good-quality shed provides secure storage and includes an anchor point for bicycles.

A rear gate leads to two private parking spaces; one is positioned conveniently for the installation of electric vehicle charging should a purchaser wish to do so.

### SERVICES

All mains services connected. Gas-fired central heating.

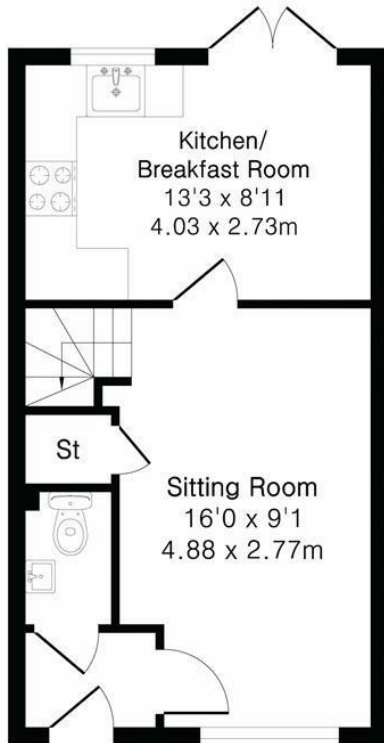
According to Ofcom ultrafast broadband and good outdoor and indoor mobile coverage available.



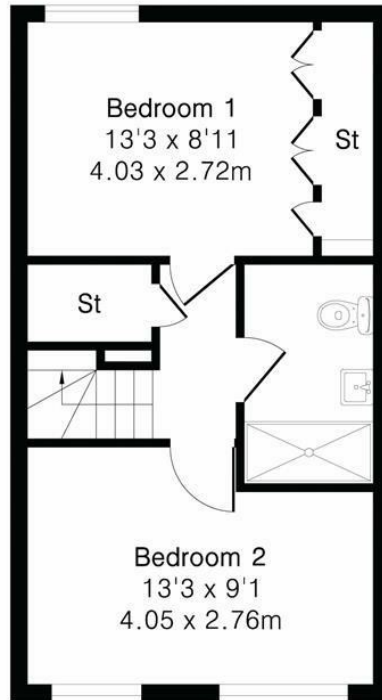
**Approximate Gross Internal Area 668 sq ft - 62 sq m**

Ground Floor Area 334 sq ft – 31 sq m

First Floor Area 334 sq ft – 31 sq m



Ground Floor



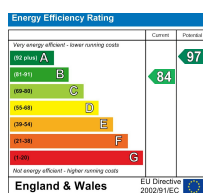
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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