



Near Moreleigh

Guide Price **£325,000**

A charming two-bedroom countryside home enjoying beautiful lake views, a private garden and garage.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Situation

Moreleigh is a popular South Hams village conveniently positioned between the historic market town of Totnes and the picturesque waterfront town of Dartmouth. The village enjoys a strong sense of community whilst being surrounded by beautiful countryside. Totnes offers a comprehensive range of shopping, educational and leisure facilities together with a mainline railway station providing direct services to London Paddington. The stunning South Devon coastline, with its beautiful beaches and coastal walks, is also within easy reach.

Description

Matuka enjoys a wonderful setting just outside the sought-after village of Moreleigh, surrounded by rolling Devon countryside. The property offers well-proportioned accommodation throughout, with the principal living space designed to make the most of its peaceful setting.

The welcoming living room is a bright and inviting space featuring a charming log-burning stove, creating a cosy focal point for the room. Double doors open directly onto the garden, allowing natural light to flood the room while providing seamless access to the outside space and enjoying the wonderful views over the lake.

The fitted kitchen offers a range of cupboards providing ample storage together with an integrated oven and space for a washing machine or washer/dryer.

There are two bedrooms comprising of a double bedroom and a comfortable single bedroom, both enjoying pleasant outlooks.

The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Outside. The property benefits from a private enclosed garden, providing an ideal space for outdoor dining, entertaining or simply relaxing whilst taking in the stunning views across the lake and surrounding countryside. A garage provides useful parking or additional storage.

Services. Mains water and electricity. Electric heating. Shared private drainage. Freehold.

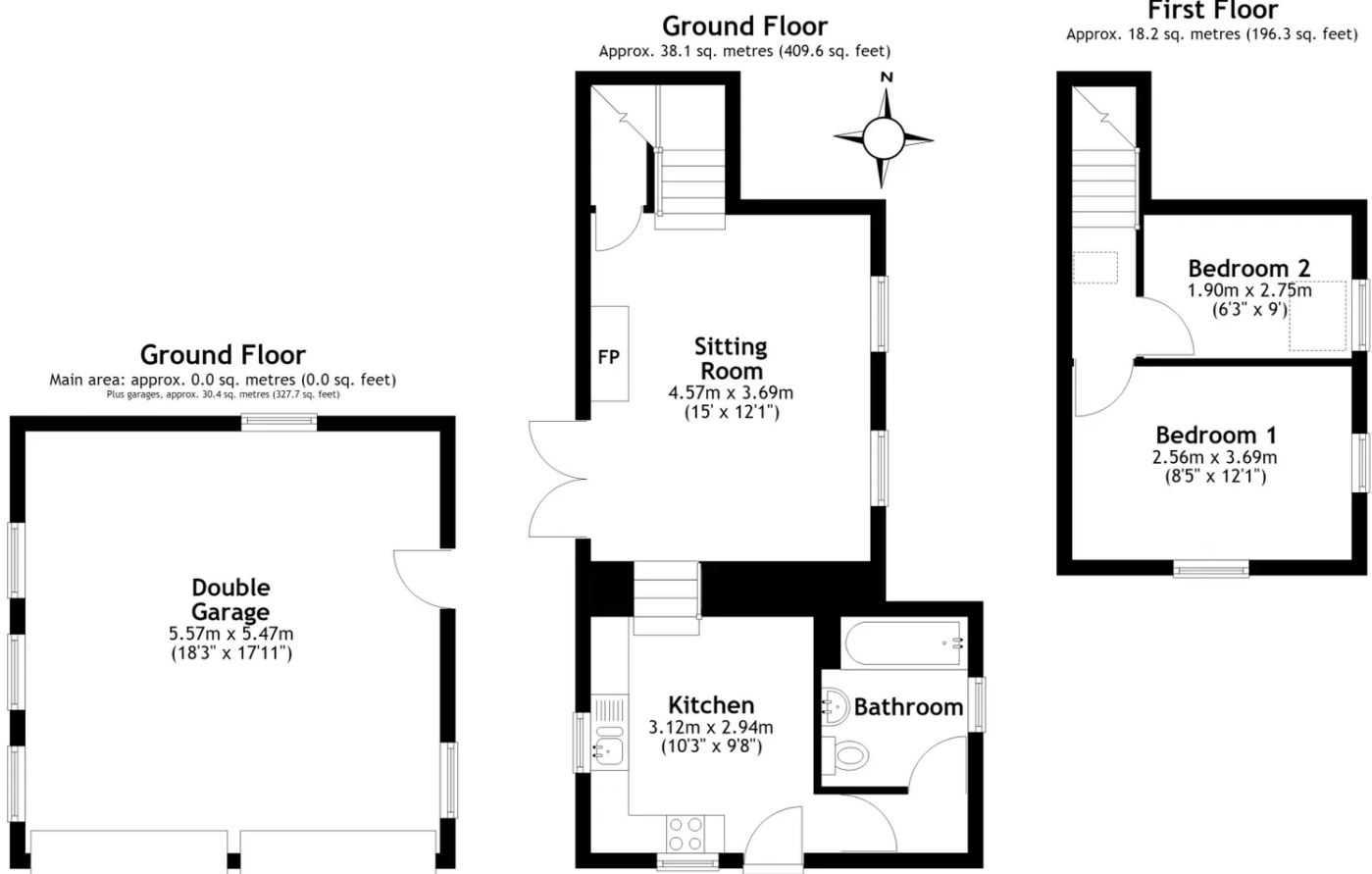
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Floorplans not to scale.

EPC:E

Council Tax:B





Main area: Approx. 56.3 sq. metres (605.9 sq. feet)
Plus garages, approx. 30.4 sq. metres (327.7 sq. feet)
Matuka, Moreleigh, Totnes



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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