

12 FRENCH FURZE ROAD
BLACKAWTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



12 FRENCH FURZE ROAD, BLACKAWTON

An attractive and nicely presented three-bedroom detached home, enjoying a lovely village community setting and offering well-balanced accommodation throughout.

Set within this really popular South Hams village, renowned for its strong sense of community, the property forms part of a thoughtfully designed and well-regarded development, built around seven years ago.

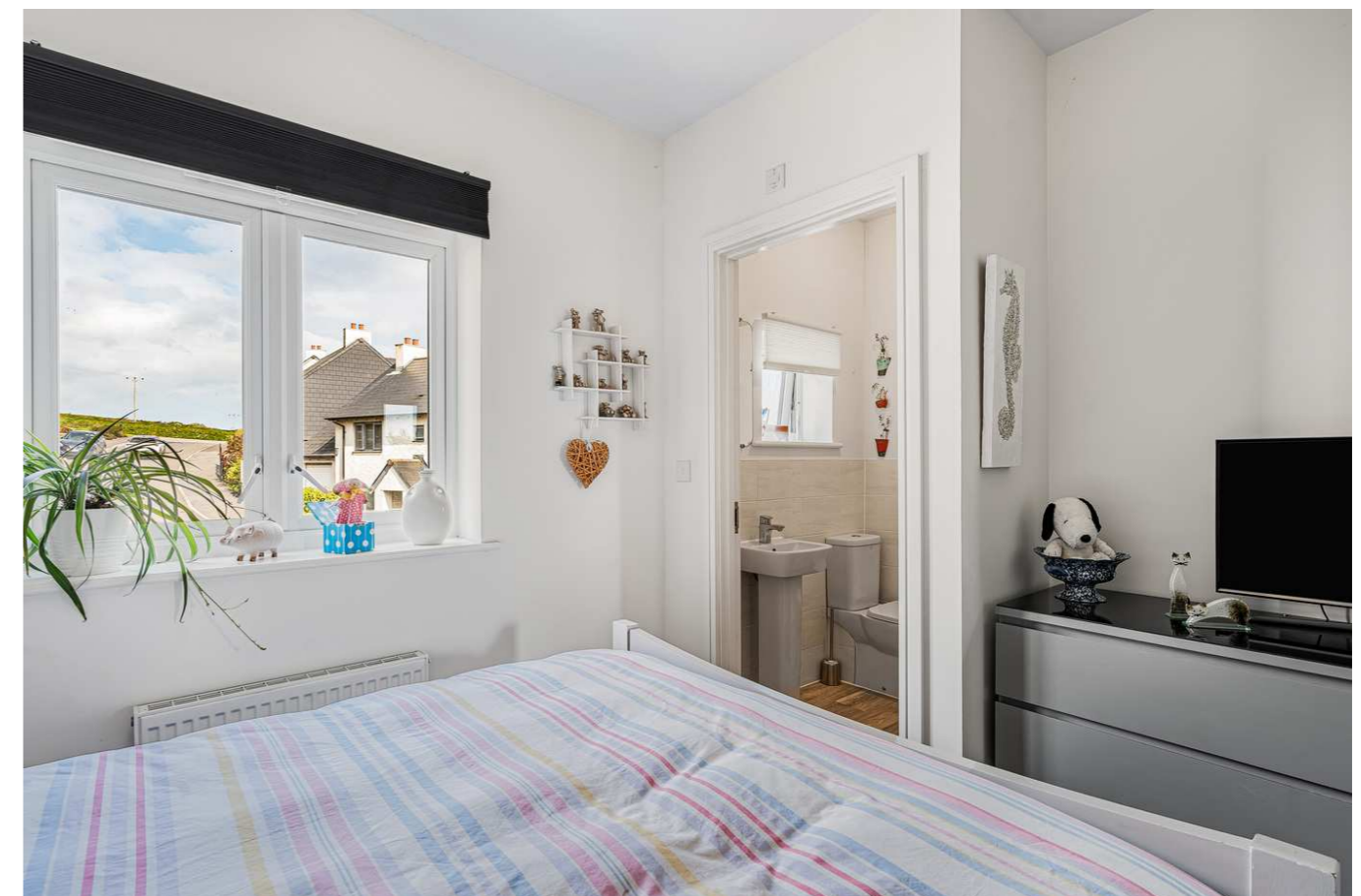
The property is entered via a welcoming reception hall, leading through to a lovely open-plan kitchen/dining room, thoughtfully arranged with a range of contemporary wall and base units, integrated appliances and ample space for family dining and entertaining, and with French doors opening out to the rear terrace and garden, creating an easy connection with the outside space. The sitting room is a light and comfortable space, with a large window overlooking the garden.

On the first floor are three bedrooms. The main bedroom has an en suite shower room, and the smaller of the guest bedrooms is currently used as a really useful home office. The family bathroom is well-appointed, fitted with a modern suite comprising bath with shower over, wash basin and WC.

Outside, to the rear there is a pretty garden which enjoys a near southerly aspect and offers a good degree of privacy. Predominantly laid to lawn, it also features a paved terrace ideal for outdoor dining, along with established borders and a useful garden shed. To the front there is a single garage and driveway parking for up to 4 vehicles.

The property combines practical modern living with a pleasant setting, and would suit a range of purchasers seeking a comfortable home within easy reach of local amenities and communication links.

Blackawton has a strong community with a highly regarded primary school, community run shop, church and a public house. Dartmouth, is the closest larger town, providing a good range of shopping and marina facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College. The market town of Totnes has mainline railway links to London (approx 3 hours) lies approx 9 miles to the north.





KEY FEATURES

- Situated within a charming village with a strong sense of community
- Located on a well-regarded modern development built approximately seven years ago
- Attractive three-bedroom detached home
- Contemporary open-plan kitchen/dining room with integrated appliances
- Three well-proportioned bedrooms, including main bedroom with en suite shower room
- Pretty enclosed rear garden with paved dining patio and lawn
- Ideal for families or professionals seeking a peaceful yet well-connected setting close to Dartmouth
- Garage and driveway parking for up to 4 vehicles





PROPERTY DETAILS

Property Address

12 French Furze Road, Blackawton, Totnes, Devon, TQ9 7FN]

Mileages

Dartmouth 5 miles, Totnes 9 miles, Kingsbridge 9 miles. All mileages are approximate.

Services

Mains electricity, water and drainage. LPG heating

EPC Rating

Current: C Potential: B

Council Tax Band

D

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.

Directions

From Dartmouth take the A3122 towards Totnes. After approximately three and a half miles turn left at Oldstone Cross signposted Strete and Blackawton and then turn almost immediately right. Continue towards the village of Blackawton and after entering the village turn right in to Main Street. French Furze is on the left hand side

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

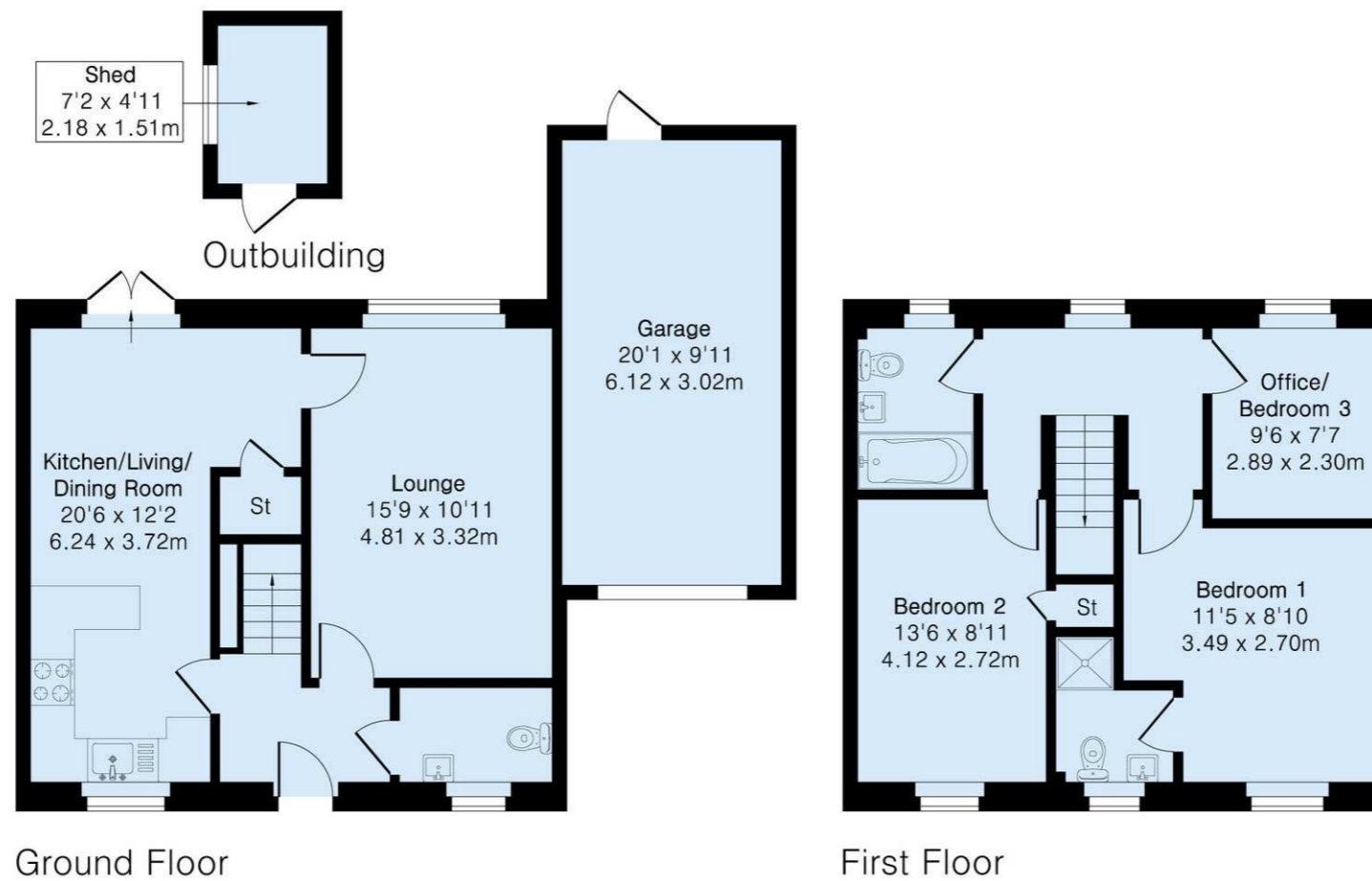
Approximate Gross Internal Area 964 sq ft - 90 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 482 sq ft – 45 sq m

Garage Area 199 sq ft – 18 sq m

Outbuilding Area 35 sq ft – 3 sq m



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.





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590