



Falcon Dartmouth Green

Totnes

£365,000

Freeborns
ESTATE AGENTS

Falcon has been built to the highest specifications with an oak staircase, and all three of the double bedrooms being en-suite, one of which has a large balcony enjoying views over the communal areas. The roof terrace which is accessed from the master bedroom on the second floor has stunning views of the surrounding countryside. The property has spacious open plan living accommodation, with the addition of a cloakroom on the ground floor, double glazing and under floor heating via a ground source heat pump.

There is a lawned garden with partly stoned walls and a attractive paved sun terrace and communal areas to include the use of the tennis courts along with an allocated parking space and plentiful visitor parking within the grounds.



Falcon Dartmouth Green, Blackawton, Totnes, TQ9 7FE

A rare opportunity to purchase an outstanding property located within the grounds of the exclusive Dartmouth Hotel Golf and Spa with 18 hole golf course and an additional 9 hole Dartmouth course. The property is a three bedroomed end of terrace house, under a slate roof with stone elevations and has the considerable benefit of 2 life golf membership in perpetuity and 6 passes for the use of the extensive spa and leisure facilities, swimming pool, steam room, mud Rasul, sauna, jacuzzi and gymnasium, a bar and bistro to be included within the purchase price.

DIRECTIONS:

The property is located approx 5 miles from Dartmouth. From Dartmouth town centre proceed up Collage Way, and continue along the A3122 for approx 4 or 5 miles where the entrance to Dartmouth Golf and Country Club will be clearly signposted on your right hand side. Proceed down the main driveway and upon reaching the main car park the developments private car park is located on your left. The property is accessed on foot through the central archway.

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

GROUND FLOOR

LOUNGE:

Full length windows and doors to Patio area and communal gardens, log burner, T.V. aerial point, Phone point, ceiling and wall lights, Open plan to:-

KITCHEN / DINING ROOM:

High quality fitted kitchen with granite effect worktops, stainless steel sink, oven with hob and extractor over, integrated fridge freezer, integrated dish washer, window to rear overlooking the golf course.

HALLWAY:

Large storage / hanging cupboard, under stairs storage cupboard with washing machine.

CLOAKROOM /WC:

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

Oak staircase rises to:-

FIRST FLOOR

LANDING:

BEDROOM 2:

Built in double wardrobe, T.V. point, phone point, window to side, full height door and windows to balcony overlooking the communal garden areas and communal tennis court. Obscured glass door leads to:-

EN-SUITE:

3 piece suite comprising low level WC, wash hand basin, bath, travertine tiles, heated towel rail, large wall mirror, window.

BEDROOM 3:

Built in double wardrobe, T.V. point, phone point, window to side, two windows overlooking the golf course and countryside beyond.

EN-SUITE:

3 piece suite comprising low level WC, wash hand basin, corner shower, travertine tiles, heated towel rail, large wall mirror, obscured window.

Stairs rise to:

SECOND FLOOR

MASTER BEDROOM:

Walk in wardrobe and under eaves storage, T.V. point and phone point, full height door and windows to balcony overlooking the communal gardens, tennis court and the countryside beyond.

EN-SUITE:

3 piece suite comprising low level WC, wash hand basin, shower, travertine tiles, heated towel rail, wall mirror, velux window.

OUTSIDE:

The property has the benefit of a paved patio area, two balconies, lawned garden area and communal garden areas and tennis court.

COUNCIL TAX BAND F:

Amount payable approximately £3266 per annum.

EPC RATING: C

SERVICE CHARGE

The service charges are £2301.00 per annum.

TENURE

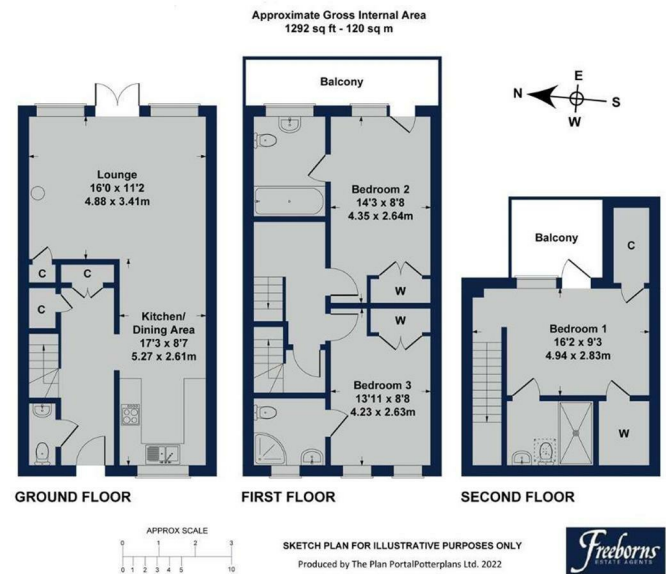
Leasehold 999 years from 2008.

GOLF AND 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 courses, hotel and spa facilities in perpetuity included with the purchase.

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.



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

Freeborns
ESTATE AGENTS

