

2 STAVERTON MILL STAVERTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



2 STAVERTON MILL

2 Staverton Mill is an immaculately presented Grade II listed modern home with vaulted ceilings giving a light and airy feel. Superbly located for access to Dartington, Totnes and the A38, the apartment occupies a unique position on the banks of the River Dart with the historic steam train station located in front.

The accommodation comprises two bedrooms, one of which is on a mezzanine level but is currently used as additional sitting space/study. There is a family bathroom, open plan kitchen, living and dining space, large reception hall which has a multitude of uses, a utility room and cloakroom.

Externally there is small private garden and communal space including a small beach, large decked area and lawns to the front and rear. There is an allocated parking within a carport and visitor parking.

Lease Information: 999 years from 1st Jan 2010. Service charge of approx. £2000 PA which covers gardening, insurance, sewage treatment plant and common area maintenance.

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.

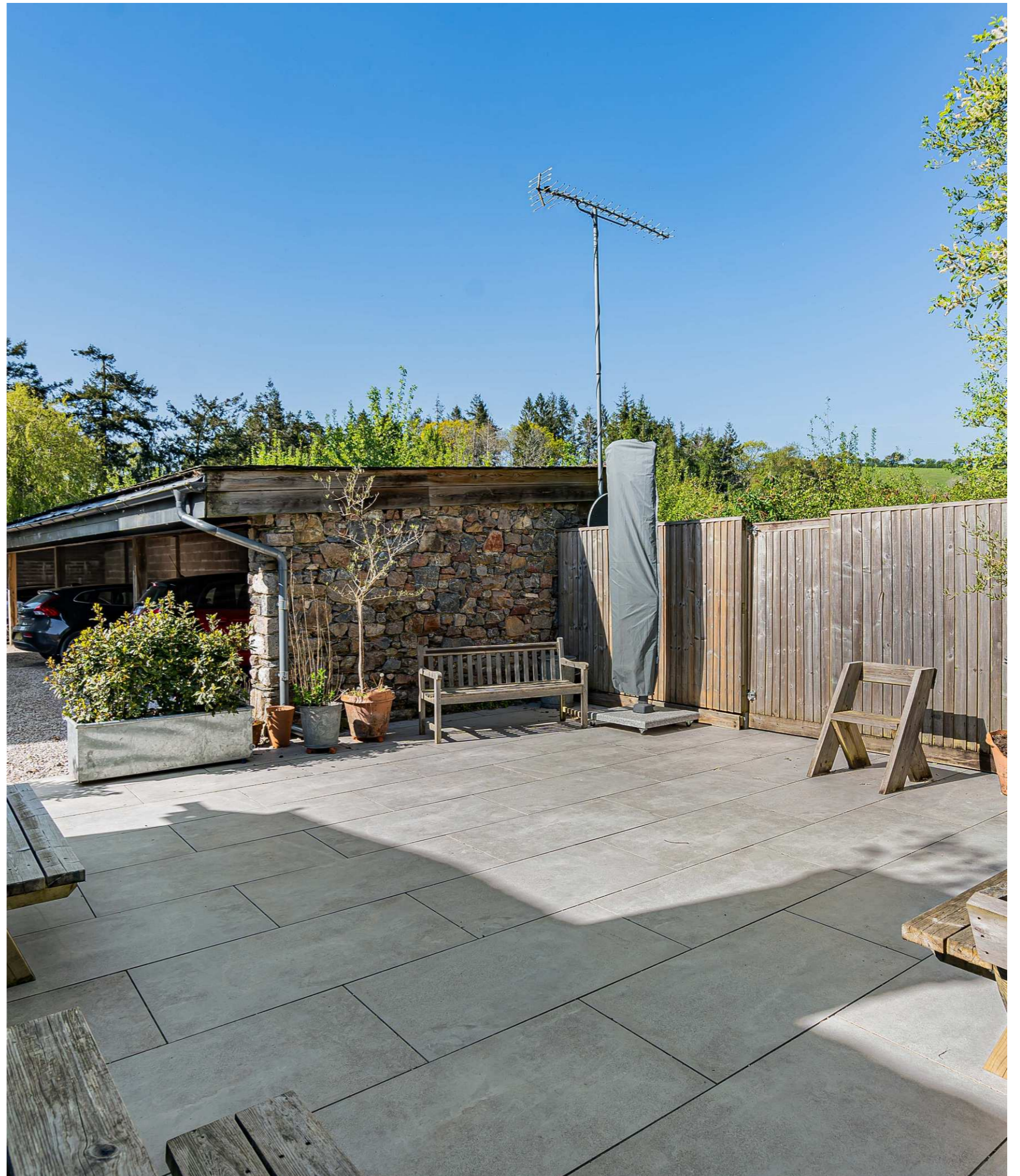




KEY FEATURES

- Light and airy
- Popular location
- 2 bedrooms
- Open plan reception space
- Communal grounds
- Allocated parking





PROPERTY DETAILS

Property Address

2 Staverton Mill, Staverton, Devon, TQ9 6FE

Mileages

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

Services

Mains electric and water. Drainage via sewage treatment plant. Gas central heating.

EPC Rating

Current: C, Potential: B

Council Tax Band

D

Tenure

Share of 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.



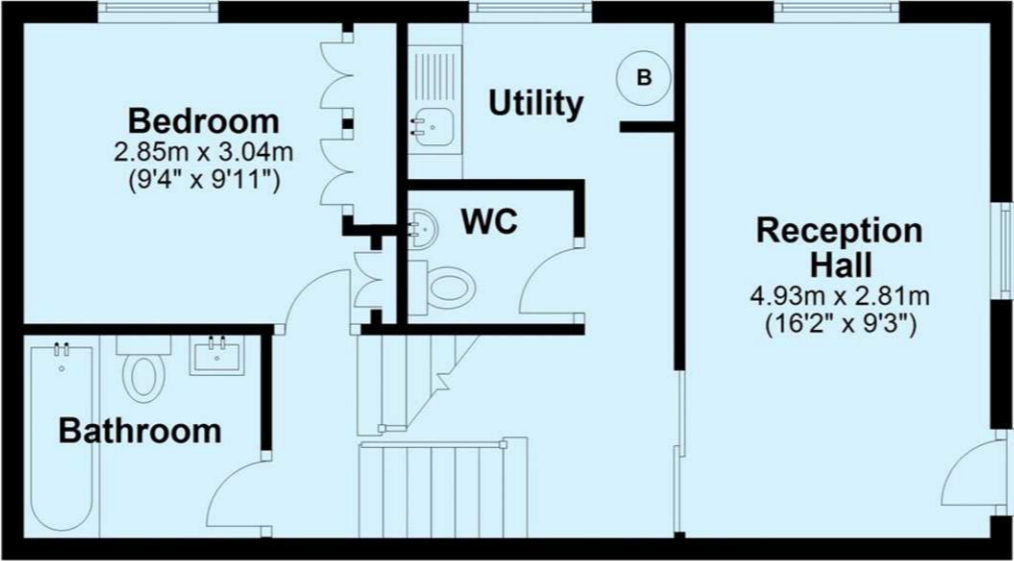
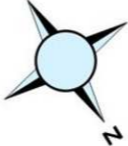
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FLOOR PLAN

2 Staverton Mill, Staverton

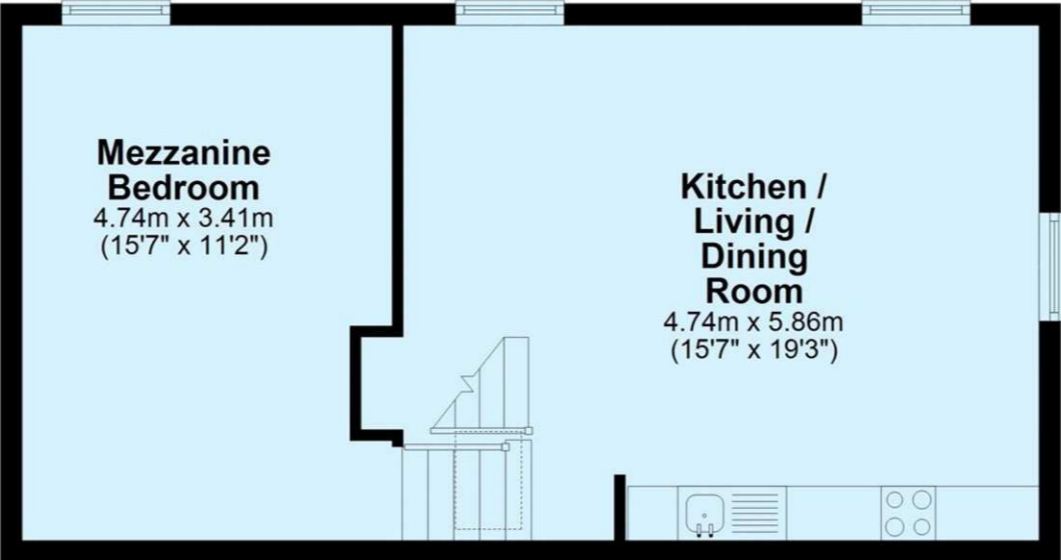
Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 87.2 sq. metres (938.1 sq. feet)



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