



---

4 Moor View



Ashburton 3 miles, Totnes 5 miles, Exeter 23 miles

## A delightful detached property in the heart of a popular rural South Devon village.

- Spacious detached house
- Central village location
- No onward chain
- Scope for modernisation
- Comfortable reception space
- 3 Double bedrooms
- Off-road parking & garage
- Charming rear garden
- Freehold
- Council tax band: D

Guide Price £385,000

### SITUATION

Located in the heart of the highly sought-after and active village of Landscope, this property enjoys a prime position between the vibrant towns of Totnes, Ashburton, and Buckfastleigh. Landscope is renowned for its friendly community and excellent amenities, including an "Outstanding" rated primary school, a popular country pub, a village hall, and a historic church.

For the commuter, the A38 dual carriageway is within easy reach, providing swift links to the cities of Exeter and Plymouth, while Totnes offers a mainline railway station with direct services to London Paddington. The rugged beauty of Dartmoor National Park is also just a short drive away, offering endless opportunities for outdoor pursuits.

### DESCRIPTION

This modern detached home is constructed with attractive part-slate hung elevations and offers a well-proportioned layout suitable for a variety of lifestyles. Offered with no onward chain, the property represents an excellent opportunity for those looking for a primary residence in a village setting or an investment for the rental market. The interior is light and airy, featuring double glazing throughout and a layout that flows naturally from the social living spaces to the practical service areas, all while capturing views of the surrounding Devon countryside.

### ACCOMMODATION

The ground floor opens with an entrance lobby that leads into a WC and cloakroom before continuing into a spacious living room, which serves as the heart of the home with its brick open fireplace and dual-aspect windows. From here leads into an open planned kitchen and breakfast room, a social space fitted with a range of units and French doors that lead out to the rear garden. Adjoining the kitchen is a practical utility room with additional garden access.

On the first floor, the landing features a window to the side and a useful airing cupboard. There are three well-proportioned bedrooms, with the primary bedrooms offering ample space for furnishings and the third bedroom featuring a

charming sloping ceiling. These rooms are served by a family bathroom fitted with a classic white suite comprising a P-shaped bath with overhead electric shower and a separate hand held shower attachment, a wash hand basin, and a WC.

### OUTSIDE

The exterior of the property is designed for ease of maintenance. To the rear, a level patio provides an ideal spot for outdoor seating, with central steps leading up to a neat lawned area. The front of the house features a small lawn with a planted border that adds to its curb appeal. Additionally, the property benefits from a single garage located in a nearby block, along with an associated off-road parking space.

### SERVICES

Shared private drainage. Oil fired central heating. Mains water and electricity. Ofcom advises that superfast broadband and mobile coverage via the major providers is likely.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

### AGENTS NOTES

Please note, that some of the images have been digitally staged.

### INVESTMENT OPPORTUNITY

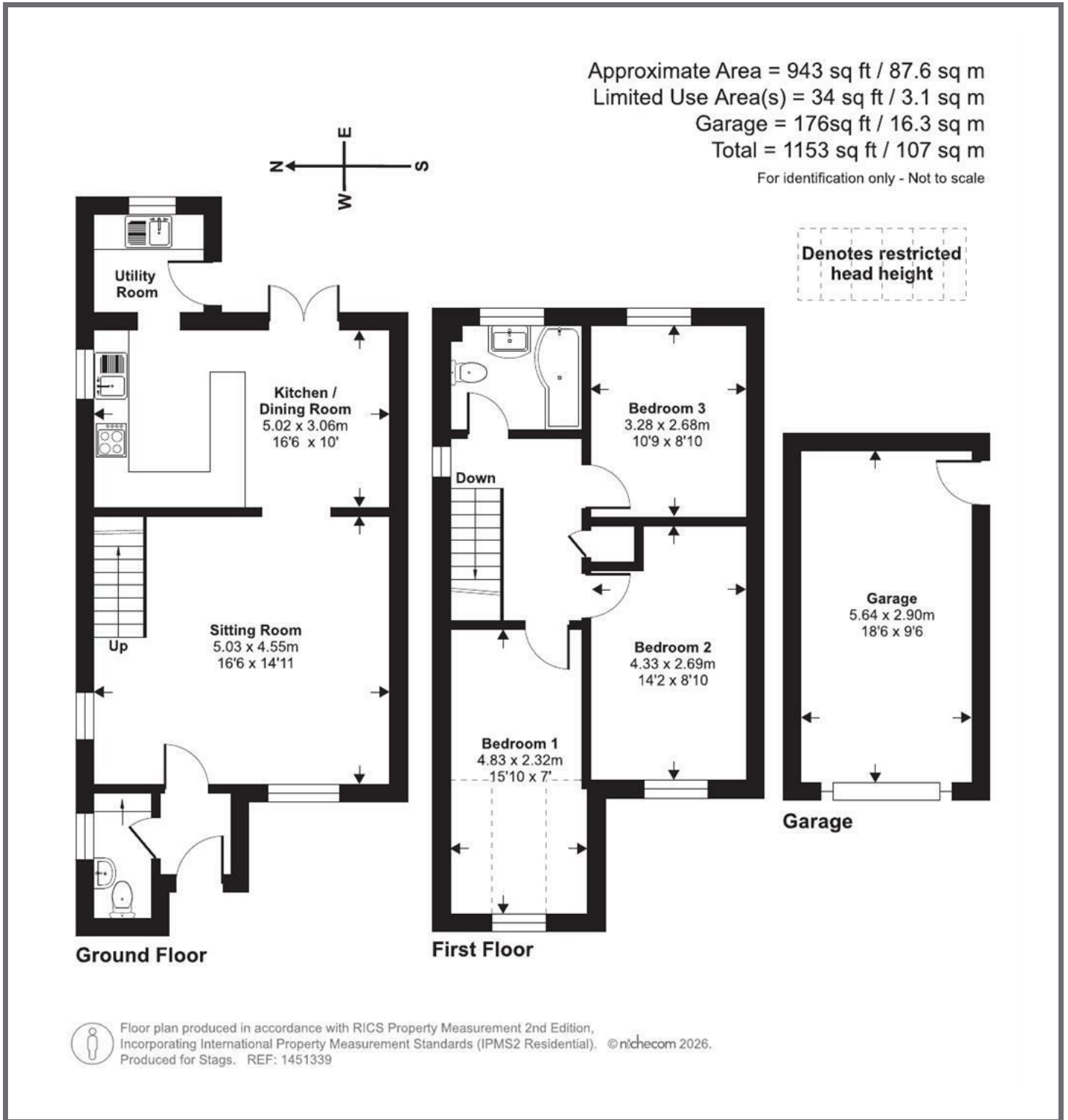
For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### DIRECTIONS

On the approach to Landscope from Staverton and after passing the Live & Let Live pub, continue downhill towards the village green and turn right at the village hall. The property can be found immediately on the right hand side.

What3Words: ///armrest.novelists.lookout





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

75

54

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk