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1 Sherwell Close



Dartington: 2 miles, Totnes: 3 miles,  
Exeter: 24 miles

## A link detached four bedroom home situated in an elevated position in the heart of the popular village of Staverton

- Link detached home
- Four bedrooms
- Spacious sitting room
- Driveway parking and garage
- No onward chain
- Council Tax Band E
- Freehold

Guide Price £450,000

### SITUATION

1 Sherwell Close is located in the popular village of Staverton which is approximately 2 miles to the north of Dartington and 3 miles from Totnes. There is easy access to the A38 Devon Expressway with its easy connections to the main cities of Plymouth and Exeter and the M5 motorway network beyond. There is a mainline railway station at Totnes linking directly to London Paddington.

Staverton lies on the banks of the River Dart and has a strong community, centred on the village church and a popular public house, The Sea Trout. The well-regarded St Christopher's Prep School for 2-11 is only a short drive away.

### DESCRIPTION

A link detached west facing home situated in the popular village of Staverton. The property boasts a spacious dual aspect sitting room, kitchen, dining room, cloakroom, master bedroom en-suite and three further bedrooms together with a family bathroom. From the first floor there are delightful views of the surrounding countryside. There are established gardens to the front, rear and side of the property with private driveway parking and a garage.

### ACCOMMODATION

A double glazed front door opens into the entrance hall with doors to the sitting room and cloakroom with WC and wash hand basin. The sitting room is a spacious dual aspect room with double glazed windows to the front of the property and double glazed sliding patio doors to the rear garden. Door to kitchen and stairs rising to the first floor. The kitchen is fitted with a range of wall and base level kitchen units with inset one and a half bowl sink and drainer, fitted ceramic hob with extractor over and built under double electric oven. There is space for a fridge / freezer, dishwasher and opening leading into the dining room. The dining room has dual aspect double glazed windows and a door opening into rear garden and a further door leading into the garage. The integral garage has a floor standing oil fired combination boiler, stainless steel sink and double drainer with

cupboards beneath, plumbing and space for a washing machine and tumble drier.

From the first floor landing there is the master bedroom with dual aspect, built-in wardrobe and linen cupboard together with a ensuite with WC, shower and wash hand basin. There are three further bedrooms and a family bathroom consisting of a panelled bath with shower attachment, shower screen, pedestal wash hand basin and WC together with a heated towel rail.

### OUTSIDE

The property is approached by a driveway providing additional parking in front of the garage. There is an established garden to the front which is mainly laid to lawn with variety of mature trees and shrubs. The rear garden is enclosed with a paved pathway leading from the sitting room to a patio area where there is a summer house, stone fitted BBQ, an arbour covered in grape vine and gated access to the garden at the side of the property. The side garden has a paved patio area enclosed by mature hedging, outside tap, with additional access gate and oil tank.

### SERVICES

Mains water, drainage and electricity are connected to the property with an oil fired central heating system.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

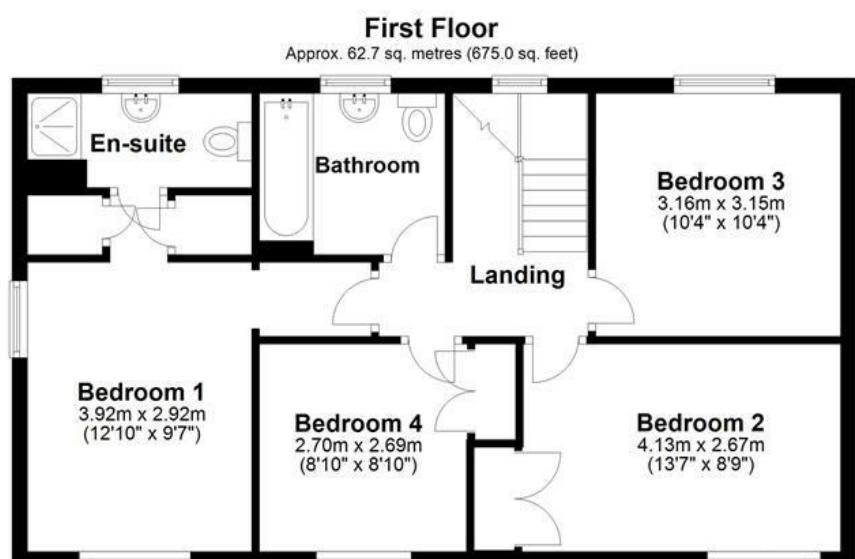
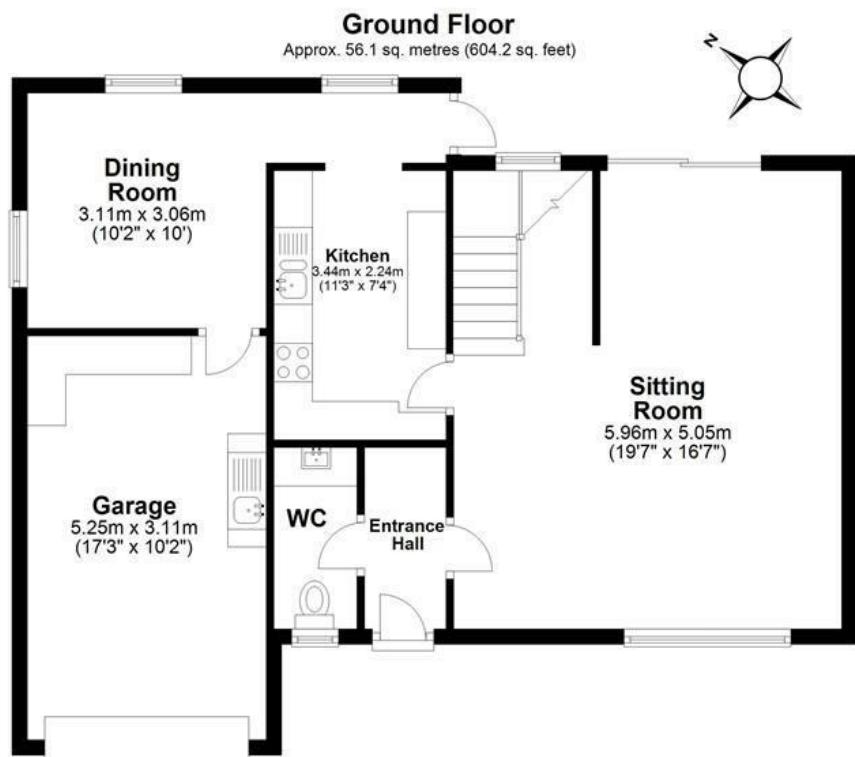
### VIEWING

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

### DIRECTIONS

Leave the A384 after heading through Dartington and follow the sign posts for Staverton. Cross the bridge over the River Dart and go right after crossing the railway line. Continue into the village and pass the Sea Trout Inn on your right and take a slight right turn and continue up Town Hill. Take the next left and then left again into Sherwell Close where No.1 will be found around the corner.



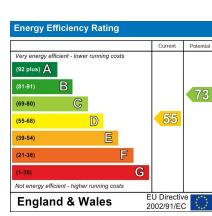


Total area: approx. 118.8 sq. metres (1279.2 sq. feet)

These particulars are a guide only and should not be relied upon for any purpose.

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

01803 865454  
totnes@stags.co.uk



stags.co.uk