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1 Water Meadow Walk



1 Water Meadow Walk, Dartington, Totnes, Devon, TQ9 6FR



A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

An attractive double fronted semi-detached home located in a convenient position for Totnes and Dartington with garage and parking

- Popular development
- 3 Bedrooms
- Garage and Parking
- Convenient location
- En-Suite Shower Room
- Gardens on three sides
- Freehold
- Council Tax Band D

Guide Price £375,000



#### SITUATION

Meadowside Development was built in 2016 by Bloor Homes, a small select development conveniently situated between Totnes and Dartington. The nearby village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall estate with its many cultural attractions is also within the parish.

The historic town of Totnes is a short walk away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

#### DESCRIPTION

1 Water Meadow Walk is a 3 bedroom home located within a popular development perfectly positioned for access to Totnes, Dartington Hall Estate, River Dart and local schools. The property is presented to a high standard and benefits from the remainder of an NHBC guarantee. Externally there is a delightful garden, perfect for outside dining and entertaining, garage and driveway.

#### ACCOMMODATION

The property is approached from a pavement through a gate to a paved path to the front door under an entrance canopy. Door leads to entrance hall with downstairs WC and stairs rising to the first floor with useful storage cupboard under.

Door to lounge, generous room with dual aspect including bay window providing an abundance of light. Kitchen / dining room with Amtico flooring, kitchen area providing a range of base and wall units, space for a larder style fridge / freezer and plumbing for washing machine. Integrated electric oven and 4-ceramic hob with extractor over. Dining area with space for breakfast table and patio doors to garden.

Stairs to the first floor landing with loft access and linen cupboard. Master bedroom with built in wardrobe and window over the garden. Door to en-suite with shower cubicle, WC and pedestal hand basin, window to the front elevation. Two further bedrooms one with dual aspect windows. A family bathroom completes the first floor with panelled bath, WC, hand basin and heated towel rail.

#### OUTSIDE

The gardens surround the house on three sides; to the front and one side is an open garden with low level wall and railings, lawn area with trees and shrubs with pathway bordering the house, gate to the enclosed garden which is also accessed from the kitchen. A delightful space with clever planting, gravel area with pergola, lawn and large patio perfect for outdoor entertaining. There is a single garage within a block of two with driveway in front providing additional parking.

#### SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

#### LOCAL AUTHORITY

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

#### VIEWINGS

Strictly by appointment through the agents on 01803 865454.

#### DIRECTIONS

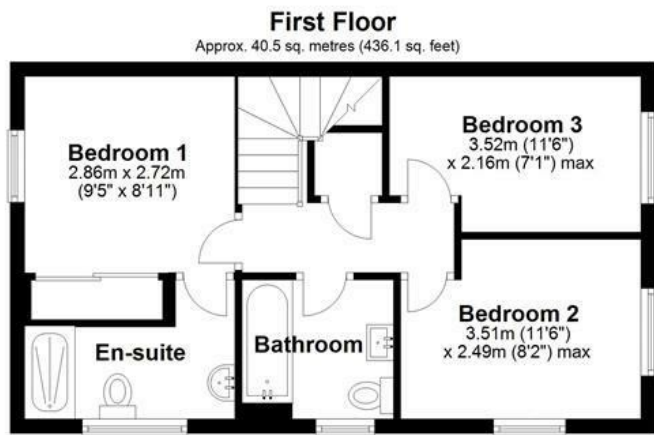
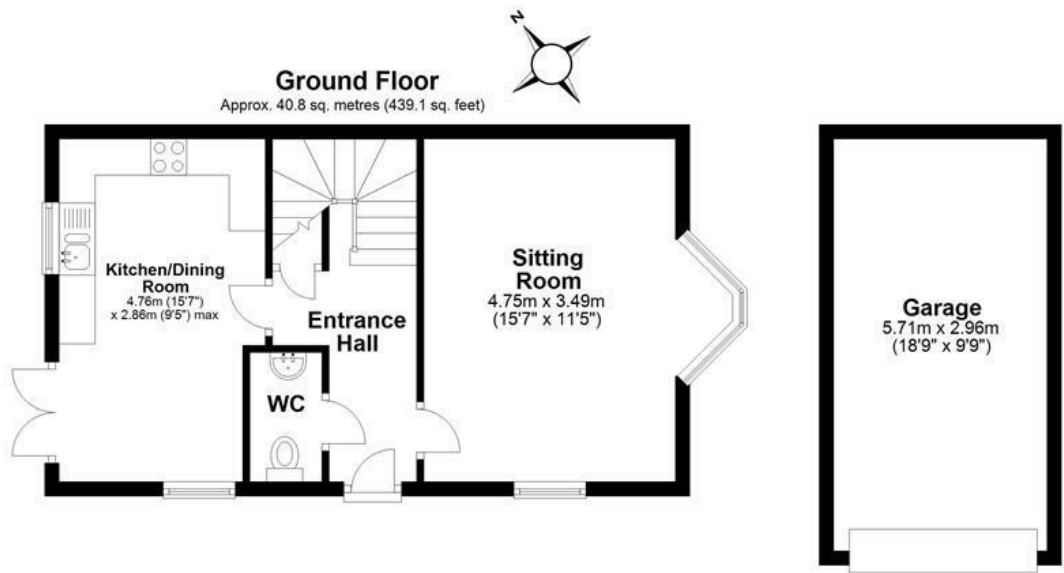
Proceed from Totnes town centre towards Dartington on the A385 Station Road. At the traffic lights after the train station proceed straight ahead onto Ashburton Road. Pass the police station and then Kevicc on the left, after the next bend you will see the development of new properties on the right-hand side. Turn into the development and 1 Water Meadow Walk is the first house on the left.







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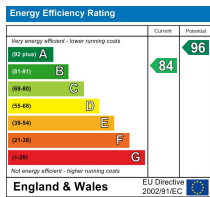
Total area: approx. 81.3 sq. metres (875.2 sq. feet)

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

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