



, 2 Sea Trout Mews, Staverton, Totnes, Devon, TQ9 6PA



SUMMARY

An end of terrace house in the popular village of Staverton offered to the market with no onward chain. The property comprises of a spacious sitting room, kitchen/dining room, study, three bedrooms, bathroom/WC, storage, garden and off-street parking.

SITUATION

2 Sea Trout Mews 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 Inn. The well-regarded St Christopher's Prep School for 2-11 year olds is only a short drive away.

DESCRIPTION

An end of terrace house in the popular village of Staverton offered to the market with no onward chain. The property comprises of a spacious sitting room, kitchen/dining room, study, three bedrooms, bathroom/WC, storage, garden and off-street parking.

ACCOMMODATION

The property is entered via a useful boot room to the front that leads into the entrance hallway. The entrance hall gives access to the sitting room with study beyond as well as the kitchen/dining room. The kitchen comprises of a range of base and wall units, tiled splashback, sink, electric oven and hob as well as ample space for dining. The kitchen also enjoys

sliding doors leading out onto the rear garden. The sitting room is filled with natural light with double windows and also enjoys the use of a wood burner. The sitting room leads through into a useful study.

On the first floor there are three bedrooms with two being large doubles. There is a family bathroom that comprises of a bath with shower over, WC and basin.

OUTSIDE

The property is set in a corner plot and benefits from side and rear garden areas. There is allocated parking at the front of the property for one vehicle.

AGENTS NOTES

The courtyard and road leading to Sea Trout Mews is jointly owned by the Sea Trout Mews residents.

SERVICES

Mains water and electricity. Private drainage.

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 continue past The Sea Trout Inn and then follow the road round to the right, then take the next right onto Sea Trout Mews where the property is situated in the far-left corner.

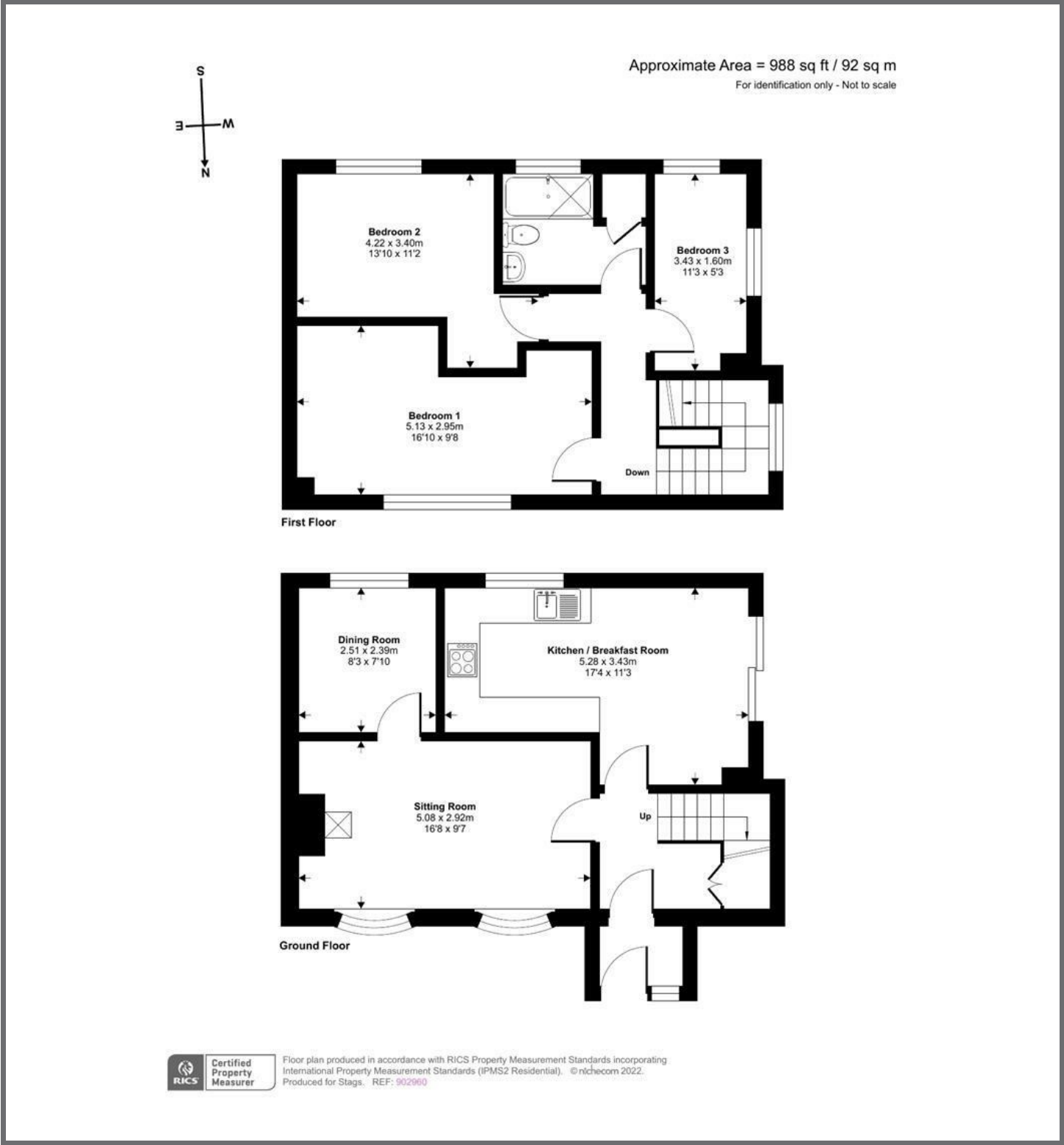
A well-proportioned three bedroom family home set in the heart of the highly sought after village of Staverton that is offered to the market with no onward chain.

- No onward chain
- Popular village location
- Three bedrooms
- Allocated parking
- Spacious kitchen/dining room
- Well-proportioned garden
- Freehold
- Council Tax Band C

Guide Price £325,000



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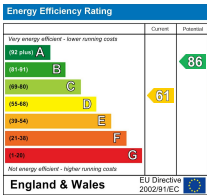


These particulars are a guide only and should not be relied upon for any purpose.

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