



1 Sherwell Close

1, Sherwell Close, Staverton, Totnes, Devon TQ9 6PH



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

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

- Close to amenities
- In need of refurbishment
- Spacious sitting room
- Four bedrooms
- Driveway parking and garage
- No onward chain
- Freehold
- Council Tax Band E

Guide Price £425,000



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, in need of refurbishment with the chance to modernise this versatile family home. Boasting 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 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 a washing machine and tumble drier.

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. Ofcom advises that standard broadband and limited mobile coverage is available at the property.

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 prior appointment with Stags Totnes office Tel: 01803 865454.

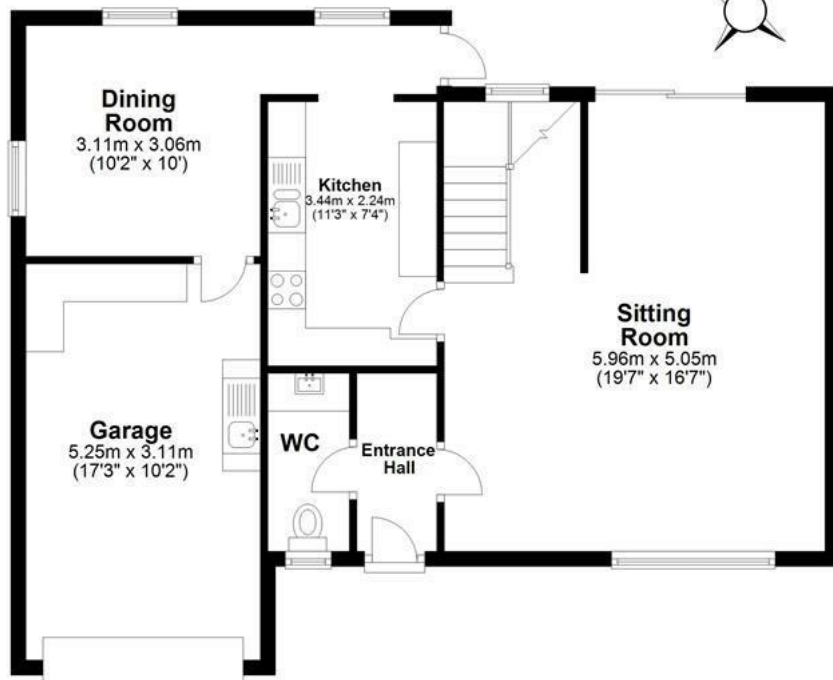
DIRECTIONS

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.



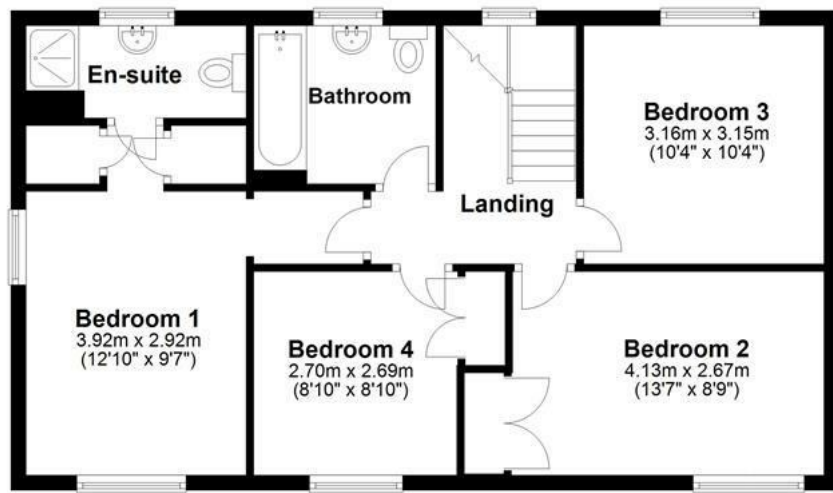
Ground Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



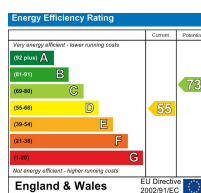
First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



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

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.



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

01803 865454

totnes@stags.co.uk

stags.co.uk