



1 Cheavestone Lea



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Blackawton, Totnes, Devon TQ9 7AU

A spacious detached bungalow located within the much sought after village of Blackawton. Offering light and well-laid out accommodation including 3 bedrooms, en-suite shower room to the principal bedroom, family bathroom, modern fitted kitchen, dining room, sitting room and superb sun room. The easy to maintain gardens wrap around the property and there is parking and a garage.

- Detached bungalow
- Cul De Sac position
- Village location
- Garage and parking
- Master bedroom with en-suite
- Sun room

Guide Price £445,000

SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church, public house and community shop. Dartmouth is the closest town, a popular boating centre boasting a world famous regatta and naval college, with a unique range of shops, galleries and restaurants.

DESCRIPTION

A detached beautifully presented 3 bedroom bungalow situated in a quiet residential cul-de-sac. The bungalow offers spacious and light accommodation with country views, south facing garden and integral garage. with driveway parking to the front.



ACCOMMODATION

The property is approached via the pathway across the front lawned garden. A large enclosed porch entrance with double glazed windows and glazed door into a wide hallway. Door into a the beautifully light sitting room with open fire and large square bay window to the front. The kitchen is modern, extremely well-fitted and is open plan to the dining area. The dining room opens onto the beautiful sun room, with double doors into the garden. There are three double bedrooms the second and third with built in cupboards and the principle benefits from an en-suite shower room. The family bathroom is fitted with a white suite, complete with panel bath with shower over, pedestal wash hand basin and low level WC.

OUTSIDE

There is an attached single garage, complete with power and light, and driveway parking to the front. The garden to the front is mainly lawned and to the rear has several paved seating area, raised beds full of colourful plants and shrubs, and a kitchen garden vegetable area. A shed housing the oil tank.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Owned solar panels and additional 80L tank within the loft.

DIRECTIONS

From Dartmouth take the A3122 towards Totnes, after approximately 3 miles take the left turning signposted Blackawton. Proceed through the village past the pub and community shop, turn right at Park Lane after the church, Cheavestone Lea will be the next turning on your left.

VIEWING APPOINTMENTS

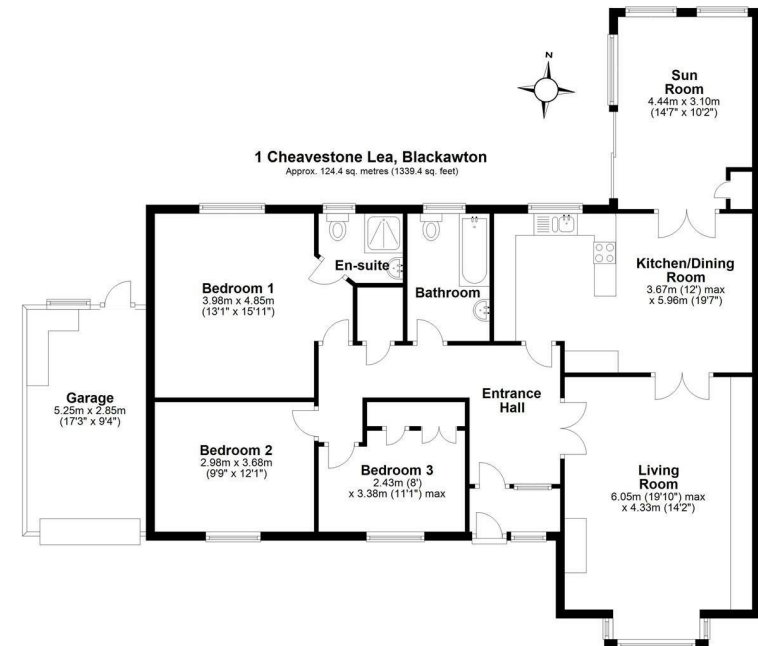
Strictly by appointment with the agents Stags, Dartmouth.
Tel: 01803 835336.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales		
EU Directive 2002/91/EC		

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