



18 The Grove

Blackawton, Totnes, TQ9 7BA

RENDELLS

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A well presented and smartly refurbished three bedroom, semi-detached family home. With front and rear gardens, on street parking with superb meadow views set on the edge of the desirable village of Blackawton.

- Three Bedrooms
- Family Bathroom
- Light and airy accommodation
- Ground Floor W.C. and Utility
- Open Plan Kitchen/Living area
- Superb meadow views
- Edge of village location
- Local Occupancy Devon Rule applies

Guide Price £295,000

Totnes 8.3 miles approx., Dartmouth 6.4 miles approx., Kingsbridge 8.4 miles approx., Exeter 37.4 miles approx., and Plymouth 25.7 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

The village of Blackawton has a highly regarded Primary School part of the Academy collection. The secondary Schools are located in Dartmouth and Kingsbridge with a Grammar School at Churston, Torquay. The nearby Town of Dartmouth offers a range of shopping facilities and a Marina. Nearest Marina for the property is Blackness Marine located at East Cornworthy. Mainline Rail Link from Totnes Station to London Paddington approximately 3 hours. There are plenty of country walks and Bridle Paths. The nearby Dartmouth Best Western Golf and Country Club with an 18-hole Golf Course and Spa, and a Family Day out at the Woodland Leisure Park also a short drive away.

Description

18 The Grove has been subject of a meticulous renovation, upgrading the structure with the introduction of new external walls and insulation with a full refurbishment, new kitchen, new bathroom and new electric heating system. Making the most of the first floor accommodation, creating a good size family bathroom, light and airy landing with plenty of space for a desk, enjoying some splendid views over the meadow. Front gardens mainly laid to lawn with a hard standing area. Good access and on street parking. Particular attention has been paid to some of the sockets with USB ports in the kitchen and dining areas and LED lighting throughout the property.

Viewing is highly recommended to appreciate the high standard of finish.

Accommodation

Entering in through a double glazed front door into an inner hallway with space for storage of boots and coats. Separate utility with space and plumbing for a washing



machine and tumble dryer. Also housing the Ariston Electric boiler. Ground floor W.C. with hand wash basin, vanity unit and opaque window. Kitchen/Dining area with inset spotlights and designer pendant lights over the dining area, enjoying views over the decking and garden meadow beyond. Kitchen with a range of wall mounted and undercounter units with matt effect finish. Laminate worktop and upstands. Four ring electric hob with glass splashback with an extractor hood over, integrated double oven, integrated full size dishwasher, sink and drainer, enjoying views over the gardens. Useful understairs cupboard. Sitting Room/Living Room spans the full width of the property enjoying plenty of natural light with an electric feature stove (located at the chimney breast) and double doors opening out onto decking, taking in some fantastic views of the meadow. Stairs rise from the main hall to the first floor.

First Floor

Newly fitted carpet up the staircase and through to all the bedrooms with two good size bedrooms facing the front with views over the front gardens. Bedroom Three with views over the rear gardens and valley. Built-in cupboard. Bedroom Two has a useful over stairs cupboard. Landing with plenty of space for an occasional table or desk area. Bathroom with double ended bath with central mixer taps and hand shower attachment and wall mounted shower valve over the bath with W.C., hand wash basin, mixer tap and vanity unit with storage drawers underneath and tiled splashback.

Garden and Grounds

The property is entered via a pedestrian paved pathway with hard standing to the left with space for refuse bins. Mainly laid to lawn leading to the front door with storm porch. Rear access via a path running along the back of the properties at the Grove. Double doors opening out from the sitting/dining room and single door from the kitchen opening out onto the large decking, spanning the rear of the property with useful undercroft storage under the decked area and steps leading down to a lawned garden area with plenty of space for the green fingered to add their own stamp. There are some superb views over the valley beyond. We are advised the immediate valley meadow is owned by a consortium in the village.

Tenure Freehold. **Council Tax** Band A.

Energy Performance Certificate Energy rating E.

Services

Mains electricity, mains water and drainage. Heating by electric Ecostrad IQ ceramic electric radiators throughout the property (they can all be controlled via an app). Hot water boiler by Ariston with an energy rating of B.

Agents Note

"Devon Rule" purchasers must have lived or worked in Devon for the last 3 years prior to purchase.

Local Authority

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

Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 01803 836888.



Directions

From Totnes take the A381 towards Kingsbridge/Dartmouth. Passing through the villages of Harbertonford and Halwell. Taking a left at Totnes Cross signed Dartmouth on the A3122. Continue on this road for approximately 2 miles at Forces Cross Turn right signed Blackawton. Continue for 1.1 miles at the 'T' junction turn right going down the hill into the village. Continue through the village passing the George Inn pub and Village Stores on your left and the Church on your right taking, continue down through the village on Vicarage Road towards the Village Hall taking a left into The Grove, the property can be found a short distance along on the right.

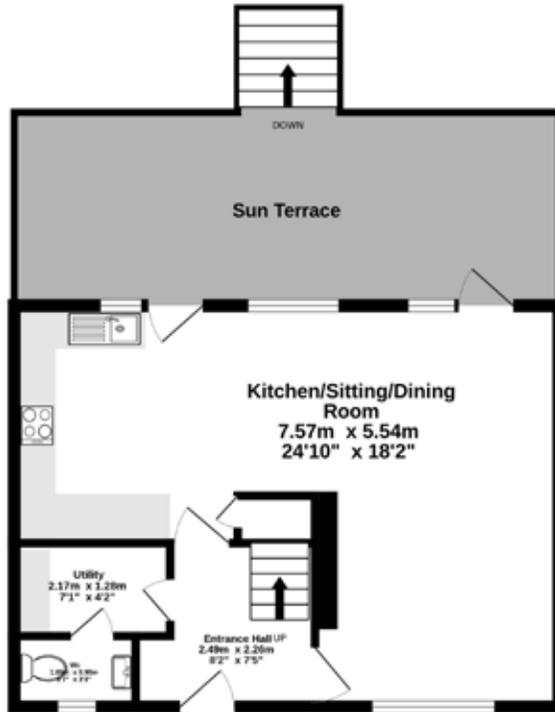
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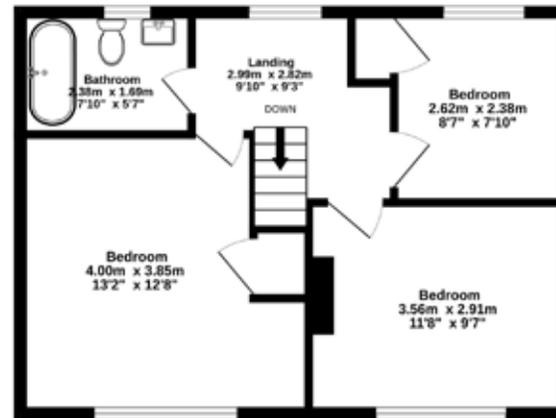
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Ground Floor
41.4 sq.m. (446 sq.ft.) approx.



1st Floor
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 83.0 sq.m. (894 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		109
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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