

3 BROOKSIDE PATHWAY DARTINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 BROOKSIDE PATHWAY

A beautifully presented three bedroom modern town house situated on a corner plot, built in 2017 by Bloor Homes on this well regarded development. Quietly situated overlooking woodland the house enjoys a South facing garden lovely light airy rooms an allocated parking space and a garage. Totnes station is within walking distance being only 0.7miles away.

Situated on the ground floor is a guest WC a bright double aspect sitting room with a bay window. The kitchen has ample space for a kitchen table and chairs and provides access out onto the garden. Upstairs are three bedrooms a family bathroom and the principal bedroom has an ensuite shower room.

Outside the garden is laid to lawn with a patio area and a decked sitting area a useful garden shed and access to the garage and allocated parking.

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post office, open air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated for the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.



PROPERTY DETAILS

Property Address

3 Brookside Pathway, , Dartington, Devon, TQ9 6FL

Mileages

Totnes 2 miles Exeter 24 miles Plymouth 17 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: 84, Potential: 96

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Beautifully-presented family home
- Excellent location
- Easy access to train station and Totnes town centre
- 3 bedrooms
- South-facing rear garden
- Garage and parking

Fixtures & Fittings

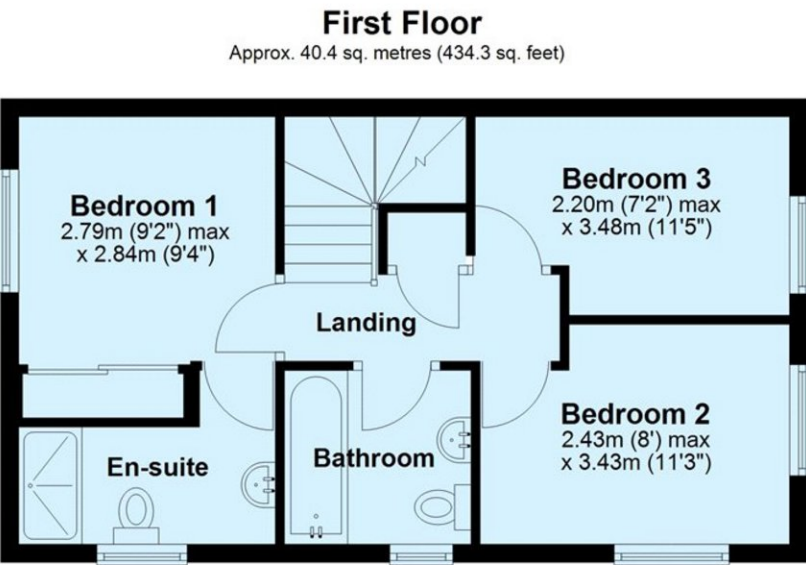
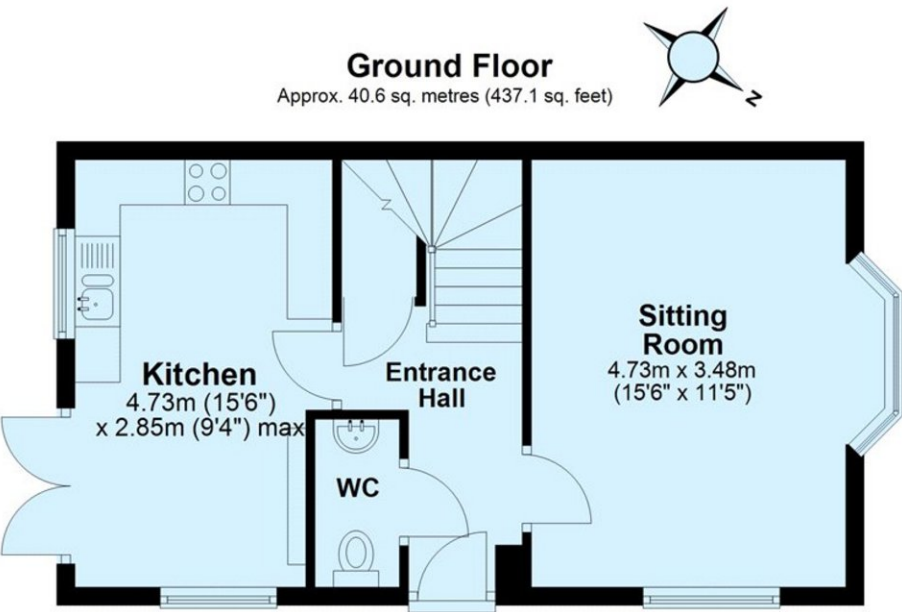
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOORPLAN



Total area: approx. 81.0 sq. metres (871.5 sq. feet)

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