



18 Nellies Wood View

18, Nellies Wood View, Dartington, Totnes, Devon TQ9 6FP



A38 5 miles | Plymouth 24 miles | Exeter 29 miles

A modern three bedroom home with garage, driveway parking and enclosed rear garden, forming part of the sought-after Meadowside development between Totnes and Dartington

- Sought-after Meadowside development
- Between Totnes and Dartington
- High energy efficiency
- Attractive modern home
- Enclosed rear garden
- Patio directly from kitchen/diner
- Driveway parking for two vehicles
- Garage
- Freehold
- Council tax band D

Guide Price £350,000

SITUATION

Nellies Wood forms part of the sought-after Meadowside development, conveniently positioned between the historic market town of Totnes and the village of Dartington. Dartington offers a well regarded primary school, village store and post office, a 12th Century inn, church and the renowned Dartington Hall estate. The development enjoys an attractive setting at the foot of Nellies Wood, with woodland walks and communal green space nearby.

Totnes is within easy reach and provides an excellent range of independent shops, cafés and restaurants, good local schools and mainline rail links to London Paddington. The A38 Devon Expressway lies approximately 5 miles distant, offering swift access to Exeter, Plymouth and the M5 beyond.

DESCRIPTION

This attractive modern home offers a practical and well-presented layout, ideally suited to family life, first-time buyers or those seeking a conveniently placed home within easy reach of Totnes and Dartington.

The property is arranged over two floors and provides light, comfortable accommodation with a sitting room, kitchen/dining room, cloakroom, three bedrooms, bathroom and en suite shower room. Outside, there is driveway parking for two vehicles, a garage and an enclosed rear garden with a patio leading directly from the kitchen/dining room.

ACCOMMODATION

The front door opens into an entrance hall, with stairs rising to the first floor and access to the sitting room, which lies to the front of the house and provides a comfortable reception space.

To the rear is the kitchen/dining room, fitted

with a range of units and providing space for dining, with doors opening directly to the garden. A cloakroom/WC completes the ground floor accommodation.

On the first floor, the landing gives access to three bedrooms. Bedroom one is positioned to the rear and benefits from an en suite shower room. There are two further bedrooms, together with a family bathroom.

OUTSIDE

The property is approached over a driveway providing parking for two vehicles, with access to the garage.

To the rear, the garden is enclosed and arranged for ease of maintenance, with a patio area immediately outside the kitchen/dining room, ideal for outdoor seating and entertaining. Beyond the patio, the remainder of the garden is laid principally to lawn.

SERVICES

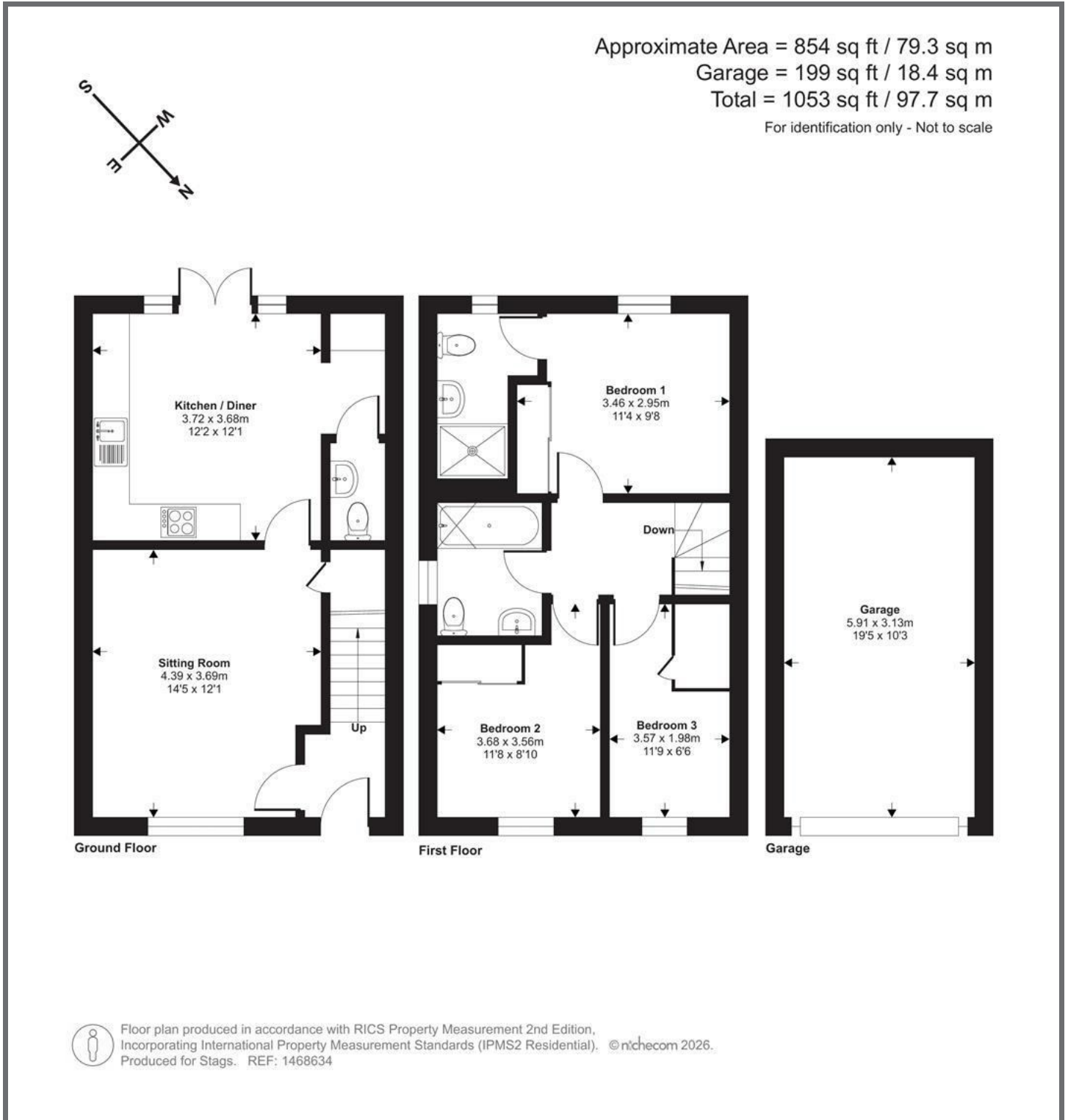
Mains water, mains drainage, mains electricity and mains gas. Gas fired central heating.

According to Ofcom, Ultrafast broadband is available with estimated speeds of up to 10,000 Mbps download and 10,000 Mbps upload. EE, O2, Three and Vodafone are predicted to provide good outdoor mobile coverage.

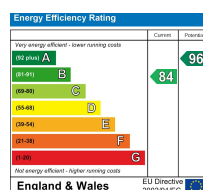
DIRECTIONS

From Totnes, proceed towards Dartington on the A385. Turn right into Nellies Wood View within the Meadowside development, where the property will be found shortly on the right.





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.



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