



- 🏠 A family home situated in sought after Huxhams Cross
- 🏠 Lounge
- 🏠 Kitchen/dining room
- 🏠 Three bedrooms
- 🏠 Family bathroom
- 🏠 Large rear garden backing onto Staverton Woods
- 🏠 Parking

12 Huxhams Cross is an end of terrace family home situated in this much sought after location on the edge of the popular village of Dartington. The property benefits from lots of natural light, gas fired central heating, double glazing, a recently replaced slate roof and PV panels. A particular feature of the property are the large rear gardens which are mainly laid to lawn with timber shed with stove, aluminium greenhouse, summer house, additional timber shed and access into Staverton North Woods.

12 Huxhams Cross forms part of a number of properties which were built in the 1930's around a lawned quadrangle which helps provide a community atmosphere along with extensive community parking.

A pathway leads through the gardens at the front of the property to the front door. The double glazed door opens into the entrance hallway where there is a door to the lounge and stairs rising to the first floor. The lounge is a spacious room with double glazed windows to the front and the side of the property. There is a gas fire with a baxi boiler behind, an under stairs storage cupboard, wooden flooring and a doorway to the kitchen/dining room. The kitchen/dining room is fitted with wall and base level units with wooden work surfaces and has space for gas cooker, space and plumbing for washing machine, space and plumbing for dishwasher and space for dining table and chairs. There are double glazed windows to the front and the side of the property and a door to the rear gardens. On the first floor are the three bedrooms and the family bathroom. Bedrooms one and two both enjoy views to the rear aspect, over the gardens and towards



Staverton Woods while bedroom three is at the front of the property and has views over the front gardens and the lawned community quadrangle. The family bathroom is fitted with wood panelled bath with shower over, wash hand basin and low level WC.

12 Huxhams Cross is connected to all mains services with gas fired central heating.

Council Tax band B - South Hams District Council.

Agents note: There is a small flying freehold with bedroom two over the passageway.

For more information, or to make an appointment to view, please do not hesitate to contact the office on 01803 866336.



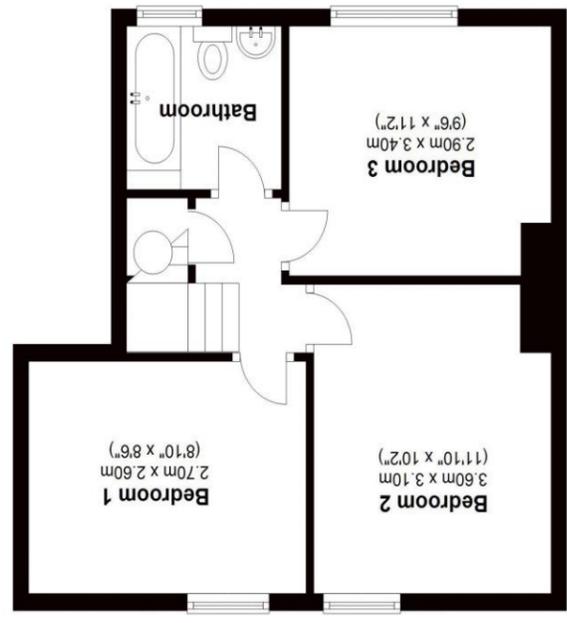
Our View "A great family home located in sought after Huxhams Cross"



Note These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability by the make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



12 Huxhams Cross, Dartington
 Total area: approx. 73.4 sq. metres (790.0 sq. feet)



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England, Scotland & Wales	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100)	Very energy efficient - lower running costs (92-100)
(81-91) B	(61-81) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs

EU Directive 2002/91/EC