

## DETACHED BUNGALOW WITH LEVEL GARDEN AND GARAGE IN A SOUGHT AFTER SOUTH HAMS VILLAGE



**Timber Tops**

**35 Hunters Moon**

**Dartington**

**Totnes**

**Devon**

**TQ9 6JT**

**£339,500**

**Ref: DRO1669**

\* DETACHED BUNGALOW \* LEVEL GARDEN \* GARAGE & PARKING \* 2 BEDROOMS \* CONSERVATORY \*  
CORNER PLOT \* CLOSE TO AMENITIES \* LOVELY MATURE GARDEN \*



**Offices at:** Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

**Detached bungalow with level garden and garage in a sought after South Hams village****SITUATION**

Timber Tops is situated in the popular village of Dartington. The village provides a parish church, noted primary school, garage and post office stores. Dartington Hall is the villages' most famous feature. This centre for creative and performing arts and progressive education is world renowned and includes the additional amenities of The Barn cinema, White Hart restaurant and cider press shopping centre, the latter being a short walk from the property. Nearby Totnes is about 2 miles and offers a superb range of small shops, cafes, galleries and excellent educational provision. The well known thatched Cott Inn is a 5 minute walk from the property. Leisure facilities are available on the River Dart including sailing and rowing and the town also benefits from a mainline station to London Paddington.

**DESCRIPTION**

Timber Tops is an attractive spacious detached bungalow on a peaceful level corner plot, close to the village centre. The accommodation is extremely bright and generously proportioned offering 2 bedrooms, a superb sitting room, beautiful conservatory and well-appointed kitchen. In addition the property benefits from double glazing and gas central heating. Outside is a good sized parking area, garage and a low-maintenance garden. This surrounds the bungalow and is stocked with fine mature shrubs enclosing some lovely private seating areas. To conclude; Timber Tops presents a rare opportunity to acquire an individual bungalow with level garden on the outskirts of a desirable and favoured South Hams village.

**ACCOMMODATION**

Part glazed front door to:

**ENTRANCE HALL**

Hatch to roof space, radiator and doors to:

**SITTING ROOM/DINING ROOM**

Feature stone fireplace, TV point, linen cupboard with cylinder and immersion heater, two radiators and sliding doors to

**CONSERVATORY**

Rear aspect window looking into the private garden and door to outside.

**KITCHEN**

Rear aspect window. Fitted with a range of wall and base units, work surfaces and tiled splashbacks, Inset sink with mixed taps, plumbing for washing machine. Electric cooker point, appliance space and extractor hood. Storage cupboard. Radiator and country door to garage. From entrance hall (previously mentioned):

**BEDROOM 1**

Large double room with front aspect window, Extensive wardrobes and radiator.

**BEDROOM 2**

Front aspect window and radiator.

**BATHROOM**

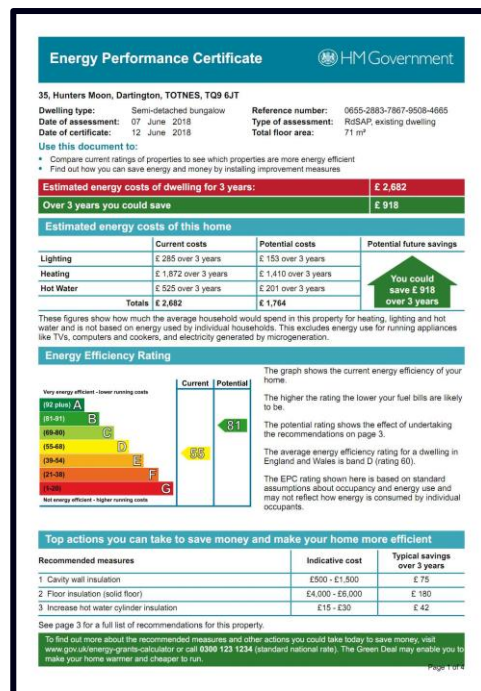
Fully tiled with coloured suite, comprising paneled bath and shower unit above, pedestal wash basin with shaver point/ light, W.C and radiator.

**OUTSIDE**

The property is approached by a tarmac driveway/parking area with access to the GARAGE with up and over door, rear door to garden, power and light connected. To the side of the driveway is a front garden enclosed by mature shrubs and bushes with sloping lawned area. The rear garden enjoys an excellent degree of privacy with paved seating area with garden store, giving way to a level lawn with central stone feature, former small pond and a wealth of mature trees, shrubs and flowers. Decorative garden pump and pretty rear garden gate.

**DIRECTIONS**

From Totnes take the A385 Ashburton Road towards Dartington. At the roundabout take the first turning left and proceed up the hill on Cott Road. Passing the Cott Inn on your right take the first turning right into Hunters Moon. No. 35 will be found on the left.



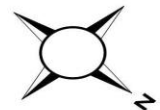
**Viewing Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing appointment for this property or require further information.**

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### Ground Floor



All measurements are approximate  
Plan produced using PlanUp.

**35 Hunters Moon, Dartington**

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