



Hedgerose



Hedgerose Park Lane

Blackawton, Totnes, Devon, TQ9 7BB

Dartmouth 5 miles A38 7 miles Totnes 9 miles

A spacious home situated in a good sized plot with newly landscaped gardens and uninterrupted views across the South Devon countryside.

- Village location
- Countryside views
- Solar panels and Tesla battery
- Garage and parking
- Master bedroom with en-suite
- No onward chain

Offers In Excess Of £525,000

Situation

The idyllic village of Blackawton nestles amongst the stunning rolling hills and countryside of the South Hams. The village has a strong community with a highly regarded primary school, a community shop, a village hall, the parish church of St Michael and popular public house, the George Inn. Dartmouth is the closest town, a popular boating centre boasting a world famous regatta and naval college, with a unique range of shops, galleries and restaurants.

Blackawton is approximately 8 miles from Totnes allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes also has a mainline railway station, with direct links to London Paddington.



Description

Hedgerose is a spacious home situated in a good sized plot with newly landscaped gardens and uninterrupted views across the South Devon countryside. The property is located in the heart of Blackawton and would ideally suit a family due to the sought-after educational facilities found nearby. The property is highly energy efficient and has solar panels as well as a Tesla Powerwall battery that reduces reliance on the grid by storing solar energy for use when the sun isn't shining.

Accommodation

The property is approached via a block paved driveway that provides parking for 2 cars. A glazed front door leads into a light entrance with a w/c and hallway that leads to the kitchen. The large kitchen has oak units, standalone rangemaster and undercounter white goods. The kitchen leads into the open plan living area. The sitting room is well proportioned with a French wood burner and double doors into the garden. There are two double bedrooms, both with built in wardrobes, Velux windows and the principle benefits from an en-suite shower room. The family bathroom is fitted with a white suite, complete with panel bath with shower over, pedestal wash hand basin and WC.

Services

Mains water, drainage and electricity. Oil fired central heating. 360 degree CCTV, owned solar panels & Tesla Powerwall battery. For further information on the battery follow the below link.

https://www.tesla.com/en_gb/powerwall

Local Authority

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

Viewing

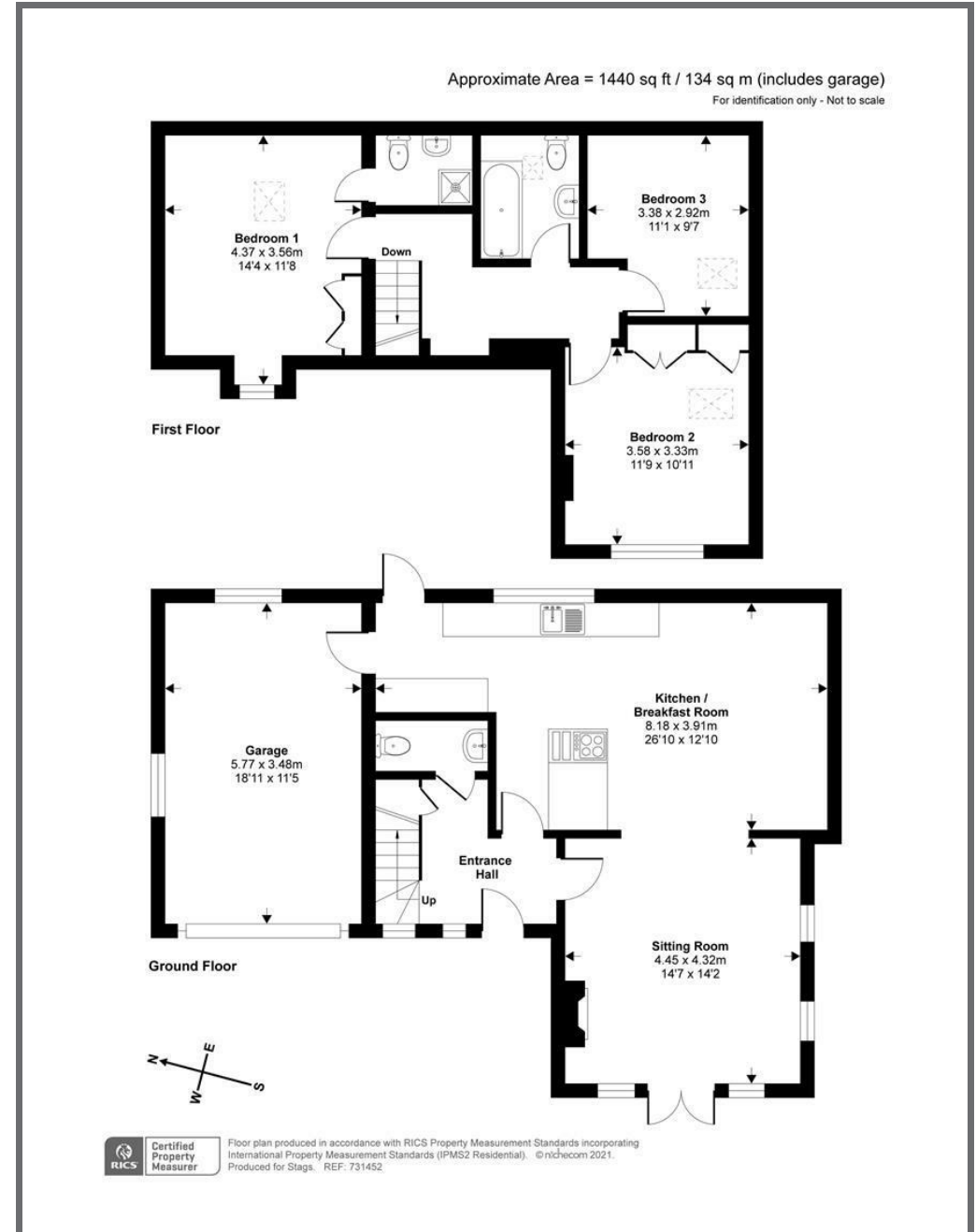
Strictly by prior appointment with Stags Totnes property office on 01803 865454.

Directions

From Totnes take the A381 towards Kingsbridge and Dartmouth. At Halwell turn left and follow the A3122 signposted to Dartmouth. At the Forces Tavern / Cross turn right, signposted for Blackawton. At the T junction turn right continue down the hill towards the Church. Go past the Church and take the right hand turn onto Park Lane. Continue up Park Lane for about 100m and turn left into Back Lane and Hedgerose is first property on the left.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	86

England & Wales EU Directive 2002/91/EC

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