



- 🏠 An end of terrace family home situated in the popular village of Dartington
- 🏠 Entrance hall
- 🏠 Lounge
- 🏠 Kitchen diner
- 🏠 Cloakroom
- 🏠 Master bedroom en-suite
- 🏠 Two further bedrooms
- 🏠 Family bathroom
- 🏠 Enclosed rear garden
- 🏠 Parking for 2 cars



A door at the front of the property opens into the entrance hall where there are doors to the lounge, kitchen/diner and cloakroom and stairs rise to the first floor with storage under. The lounge is a spacious room with radiator and large windows to the front of the property. The kitchen is fitted with a range of modern wall and base level units with roll edge work surfaces and breakfast bar. There is a built in oven with gas hob and stainless steel chimney style extractor over, inset stainless steel sink and drainer, space and plumbing for washing machine and space for fridge freezer. There is space for dining table and chairs, cupboard housing the gas fired central heating boiler, radiator and double glazed window and doors to the rear garden. The cloakroom is fitted with low level WC and pedestal wash hand basin. There is a radiator and obscured window to the front of the property.

On the first floor and accessed from the landing are doors to the master bedroom, two further bedrooms, family bathroom and store cupboard. The master bedroom is a double room with window to the front of the property, radiator, and door to the en-suite shower room which is fitted with large tiled shower cubicle, pedestal wash hand basin and low level WC. There is a heated towel rail/radiator. Bedroom two, also a double room, has a window to the rear of the property and radiator while bedroom three, a single room has a built in cupboard and window to the front of the property. The family bathroom is fitted



with suite comprising panelled bath with shower attachment, low level WC and pedestal wash hand basin. There is a heated towel rail/radiator and obscured window to the rear of the property.

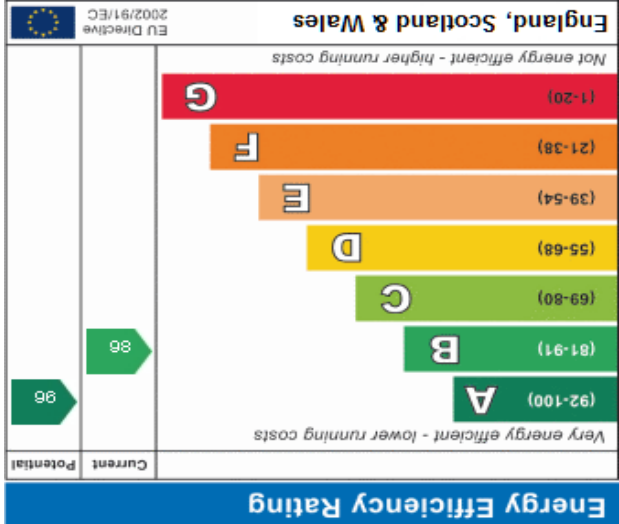
Outside of the property and to the front there is a small area enclosed by timber fencing and hedging. A pathway leads to the rear garden, which is also accessed from the dining room. The garden is enclosed by timber fencing and is mainly laid to lawn. There is a patio area, timber shed and steps leading down to the gate opening to the parking area, where there are two spaces for number 11.

11 Limberland Avenue is freehold and connected to all mains services with gas fired central heating. Solar panels augment the hot water and central heating.

Council Tax band: D - South Hams District Council.

Our View "A modern family home in the sought after village of Dartington"

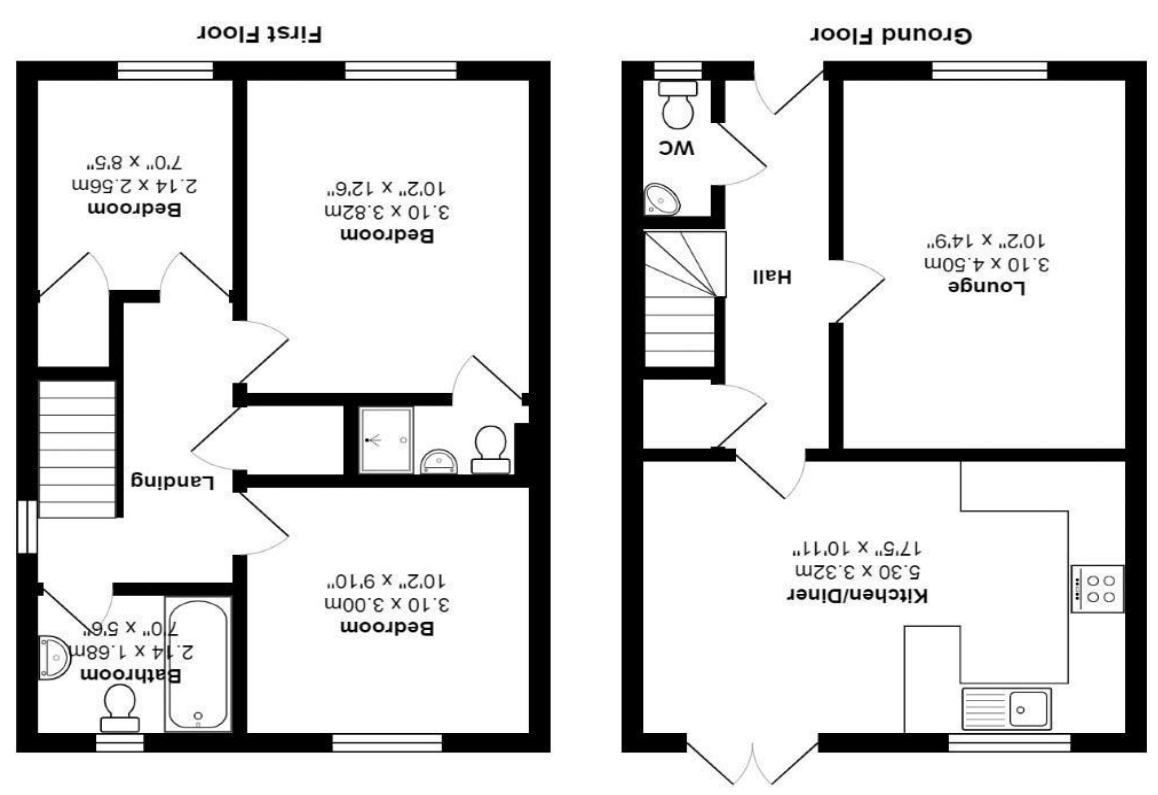




Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and 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.



11 Limberland Avenue, Dartington
Total Area: 85.4 m² ... 919 ft²
All measurements are approximate and for display purposes only



11 Limberland Avenue, Dartington, Totnes, Devon, TQ9 6FT
 Ref: DWO02329
01803 866336
 Guide Price £395,000
 woodshomes.co.uk