



Louan

Weirfields, Totnes, TQ9 5JS

RENDELLS

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A detached three-bedroom bungalow set in a secluded level position, driveway parking, carport within easy reach of Totnes town centre, train station and a short stroll to the River Dart.

- Three Bedrooms
- Newly fitted shower room
- Kitchen/Diner
- Front and rear gardens
- Driveway parking
- Level quiet position
- New Roof

Guide Price £430,000

South Brent 9 miles approx., Ashburton 7.9 miles approx., Dartmouth 14.5 miles approx., Kingsbridge 12.8 miles approx., Exeter 29 miles approx., Plymouth 23 miles approx., Newton Abbot 8.8 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

Set on a level position of Weirfields, with in a short stroll to the River Dart and its paths and cycle ways. Totnes is a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 5 miles away, allowing good access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located a short distance away.

Description

Louan has been a much-loved family home for many years. The property requires some updating, set in a quiet level position at the lower end of Weirfields a short stroll down to the River Dart and weir with plenty of walks at your fingertips and easy access to the main line train station and Totnes town centre. Enclosed rear gardens with level lawns, useful vegetable growing area and greenhouse. Louan offers a great opportunity to create a family home or retirement property.

Accommodation

Entering in through the main front door into inner hall with sitting room with bay style window overlooking the front driveway and garden. Stone hearth, chimney breast and decommissioned gas fire. Kitchen/Dining Area with wooden panelling, useful storage cupboard and display alcove with walk through into the kitchen with a range of wall mounted and counter units with large window overlooking the rear gardens. Large patio door opening out onto the terrace, ideal for alfresco dining. Kitchen with integrated Bosch dishwasher, integrated oven, space for fridge



freezer, sink and mixer tap, glass fronted display cabinets. Leading off the main hall, separate W.C. with hand wash basin and vanity unit. Useful laundry storage cupboard. Newly fitted, fully tiled shower room with a good size shower enclosure with sliding door, monsoon shower head and hand attachment, chrome towel rail, mixer tap and corner vanity unit. Offering three bedrooms with Master Bedroom overlooking the front gardens, Bedroom Two also overlooking the front gardens, Bedroom Three to the rear with a view over the rear lawns and vegetable growing area. A side entrance lobby/utility with plumbing for washing machine, four useful storage cupboards, one housing the gas boiler. Double glazed door leads out to the carport.

Gardens and Outside

Driveway parking leads to the front and side and to a covered carport area. Gardens to the front are mainly laid to lawn with mature hedging to the side and raised front beds against the wall. The rear garden is a real asset, laid to level lawns with access either side of the bungalow. Mature high hedging on two sides offering plenty of scope for the green-fingered with a covered planting area. Useful greenhouse with a southerly aspect. Useful garden shed with electricity. External tap to the rear of the carport.

Services

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

Tenure

Freehold.

Council Tax

Band D.

Energy Performance Certificate

Energy rating D.

Agents Note

Executor sale – Probate has been granted.

Local Authority

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

Viewing Arrangements

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

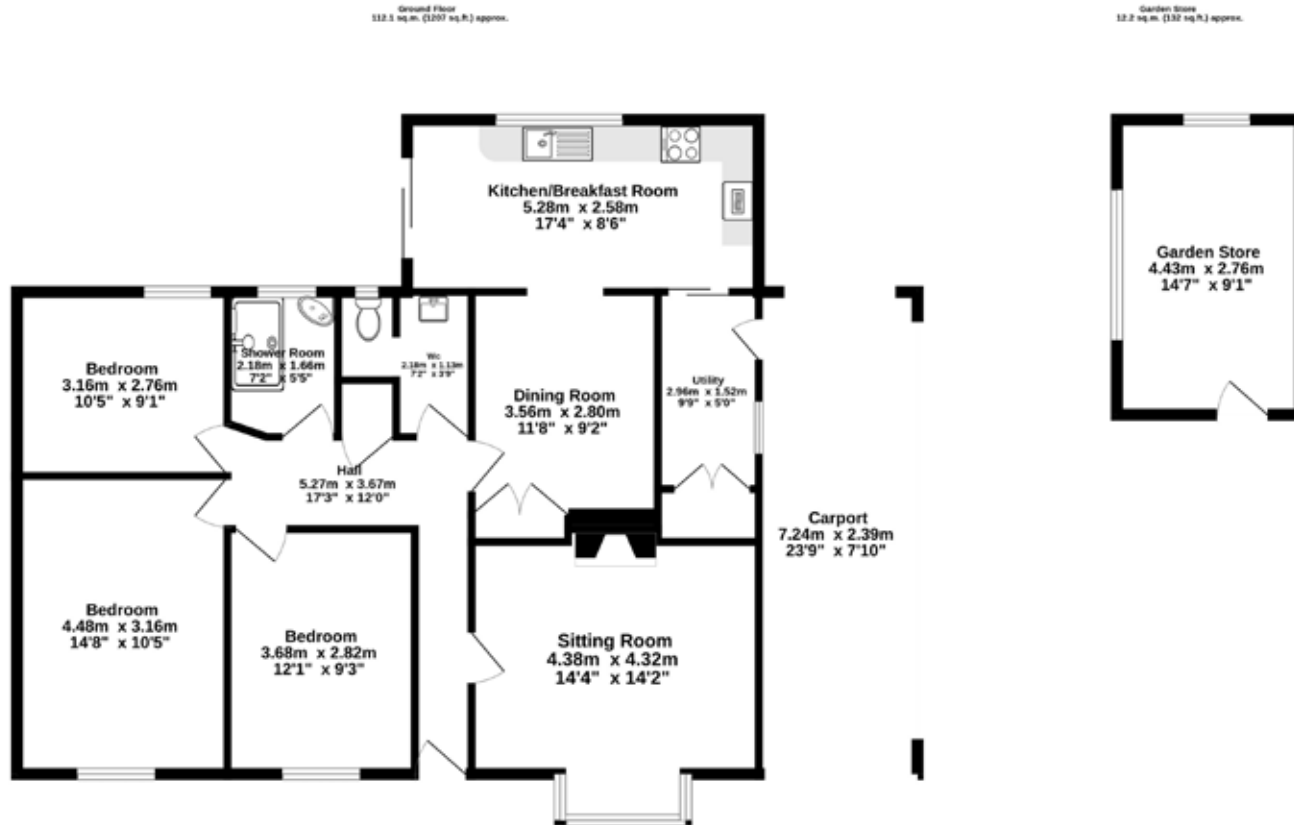
Proceed from Totnes town centre towards Dartington on the A385 Station Road, progress straight ahead to the traffic lights. At the traffic lights take an immediate right into Weirfields, continue along Weirfields for about 230 metres and the property can be found on your left.

What3words ///weds.digress.mystified



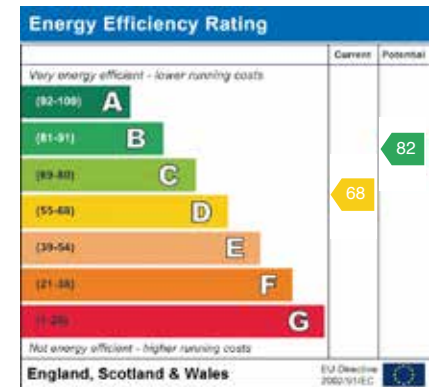
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TOTAL FLOOR AREA : 124.3 sq.m. (1338 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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