



13 Courtfield

Totnes, TQ9 5RQ

RENDELLS

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A well-presented detached three-bedroom bungalow with mature rear gardens, garage and parking. Useful garden studio with far reaching views.

- Three Bedrooms
- Family Bathroom
- Light and airy accommodation
- Open plan living
- Large decking
- Mature gardens
- Garage and Parking
- Garden Studio

Guide Price £495,000

South Brent 9.5 miles approx., Ashburton 9.2 miles approx., Dartmouth 15.4 miles approx., Kingsbridge 13.8 miles approx., Exeter 27.1 miles approx., Plymouth 24.9 miles approx., Newton Abbot 8.9 miles approx.
(London Paddington via Totnes Train station approx. 2.45 hours).

Situation

13 Courtfield is set on a cul-de-sac, occupying an elevated position in a popular residential area on the Eastern side of Totnes. This celebrated and historic South Hams town offers a superb range of small shops, cafes, restaurants, galleries and excellent educational provision. In addition, Totnes benefits from a mainline station to London Paddington. The surrounding countryside is delightfully unspoilt and offers excellent opportunities for outdoor pursuits, particularly walking, sailing and rowing on the nearby River Dart.

Description

The property has been a much-loved family home and in recent years has been updated and improved, incorporating two rooms making an open plan living and dining area with views over the rear gardens. Double doors opening out onto a large decking, taking in some far-reaching views. Offering three bedrooms with driveway parking and garage. Solar panel array enjoying a generous feed-in tariff. Particular features are the mature well planted gardens, creating seclusion and tucked away in a corner is a useful wooden studio/cabin with electricity, could be used as a home office or workshop.

Viewing is highly recommended to appreciate the secluded position of Courtfields and a no through road.

Accommodation

Sliding patio door opening into inner porch with space for hanging coats. Door into inner hall, useful laundry cupboard, space for additional dressers. Engineered oak flooring throughout the main hall leading in through to the open plan living area.



Impressive open plan Living Area/Kitchen with under counter units, pantry style cupboard, integrated large fridge. Two draw freezer. Sink and drain with mixer tap. Useful storage draws, integrated dishwasher, six ring Smeg Range cooker with extraction hood. Space for large dining table and double doors opening out onto the decking, surveying over the mature gardens. Sitting/Lounge Area with tiled surround fireplace, large window overlooking the rear gardens. Master Bedroom with front aspect, space for 'his and hers' wardrobes. Bedroom Two with front aspect with built-in wardrobe and cupboards. Family bathroom with hand wash basin, W.C., double ended bath with central filler mixer taps. Monsoon shower head with hand attachment. Bedroom Three with views over the rear gardens.

Gardens and Outside

Driveway leads down a gentle slope to the garage with handrail and shallow steps. Front Gardens with raised beds and mature planting with access path round to the rear gardens. Plenty of scope for the green fingered.

Rear gardens with mature planting, Acer tree, specimen planting with a feature pond. Lawned areas, additional raised bed for the green-fingered and traditional vegetable growing. The newly laid decking area spanning the full length of the open plan living room, superb for entertaining.

Garage with up and over door. Wooden Studio with two windows and double doors opening out onto a gravelled area with its own electricity.

Garage with up and over door.

Wooden Studio

Two windows and double doors opening out onto a gravelled area with its own electricity.

Tenure Freehold. **Council Tax** Band D.

Energy Performance Certificate

Energy rating B.

Services

Mains electricity, mains water and mains gas. Gas combi boiler for the hot water and heating. Solar panels.

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

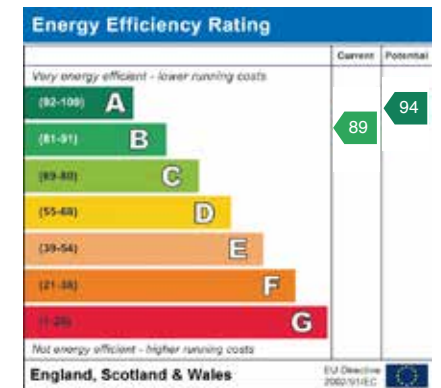
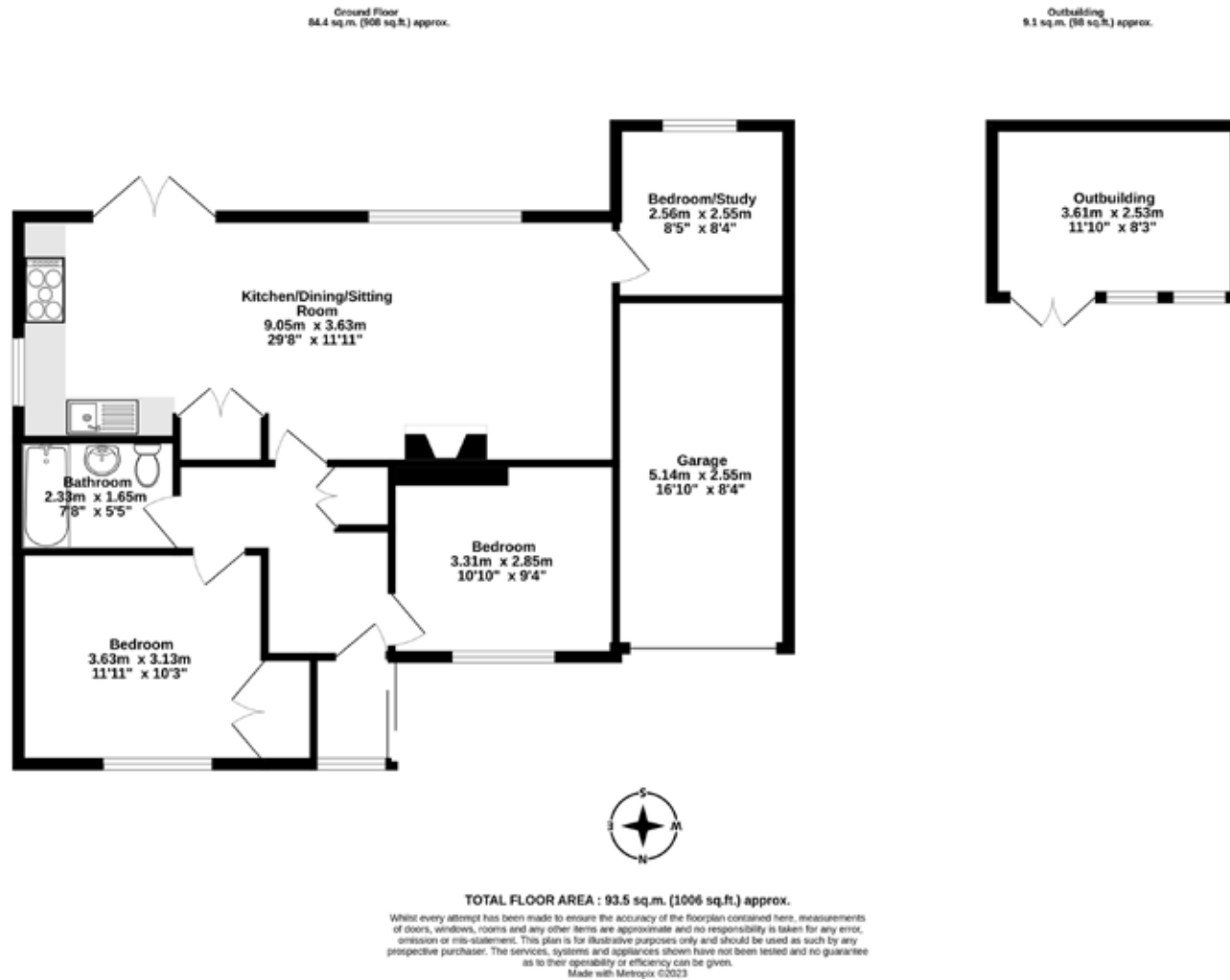
From The Plains in Totnes proceed over the bridge into Bridgetown and proceed to the junction at the top of the road. Take a right onto Bridgetown hill and follow the road to the top. Take a right onto Blackpost Lane and then second right onto Courtfield. Follow the road down and no.13 will be found on the left-hand side.

What3words ///built.highs.healthier



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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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