



**17 Courtfield**

Totnes, TQ9 5RQ

RENDELLS

# 17 Courtfield

Totnes, TQ9 5RQ

Guide Price of £395,000

A three-bedroom detached bungalow, would benefit from modernising, positioned in a popular cul-de-sac with access to Totnes town centre.

## Situation

The property is situated in the delightful cul-de-sac of Courtfield which comprises similar well-kept bungalows with attractive views over Totnes. This historic market town, celebrated for its period buildings and cultural diversity has an interesting range of small shops, cafes, restaurants, galleries together with excellent educational provision and a mainline station to London Paddington. The surrounding countryside is delightfully unspoilt and offers excellent opportunities for outdoor pursuits. The beautiful south Devon coast and the Dartmoor National Park are within easy motoring distance.

## Description

This spacious detached three double bedroom bungalow is positioned in Courtfield and offers potential for updating and renovation, single garage and driveway parking for approximately two cars. The bungalow is of traditional block cavity construction with a tiled roof and benefitting from a level rear garden.

## Accommodation

The property can be accessed via a uPVC double glazed door into the:

Entrance Porchway uPVC double glazed window to side aspect, and a uPVC double glazed door giving access to the front garden. Built in storage cupboard housing the electric meter and fuse box, tiled flooring and a uPVC double glazed obscured door giving access to the: Kitchen contains wall and floor mounted units with work surface over. Stainless steel sink unit with mixer tap. Integrated electric oven and hob, additional space for an under counter appliance. uPVC double glazed window to side aspect. Built-in storage cupboard, wall-mounted electric storage heater, part tiled walls, doors giving access to the dining room and inner hallway. Inner Hallway with hatch giving access to main loft space, built in storage cupboard, built in airing cupboard housing the hot water cylinder, coved ceiling and doors to: Cloakroom contains a low-level flush W.C., a uPVC double glazed obscured window to front aspect.

Bathroom with matching two-piece suite which comprises panelled bath with wall mounted electric shower over and pedestal wash hand basin. A uPVC double glazed obscured window to front aspect and part tiled walls. Bedroom One uPVC double glazed window to front aspect. Wall mounted electric storage heater. Bedroom Two uPVC double glazed window to side aspect, built in storage cupboard and wall mounted electric storage heater. Bedroom Three uPVC double glazed windows to front and side aspects. Built in wardrobe and wall mounted electric storage heater. Lounge/Diner triple aspect room with uPVC double glazed windows to side and rear aspects. A wall mounted tiled fire surround with matching hearth and mantel. Two wall mounted electric storage heaters and coved ceiling. Rear Porch uPVC double glazed door giving access to the rear garden in addition to Upvc double glazed windows to side and rear aspects. Tiled flooring and a wooden framed single framed obscured door, giving access to the inner hallway.



## Gardens and Outside

The front garden has been laid with shrubs and bedding plants with a concreted pathway giving external access around the bungalow. The rear garden has been closed on all sides by a combination of wooden panel fencing and wire fencing. The garden has been laid to lawn with a tarmacked pathway giving external access at the side of the property.

## Garage

A single sized block-built garage, accessed at the front via an up and over door. The garage benefits from electric power and lighting with a uPVC double glazed window at the rear allowing natural light. Leads to a sunroom. Sunroom with block base and uPVC windows and door leading to garden.

A tarmacked driveway descends to the garage and main entrance, allowing off street parking for approximately three vehicles.

## Tenure/Council Tax Band/Energy Performance Certificate

Freehold. Band D. Energy Rating E.

## Services

Mains electricity, electric heating. Mains water.

## Local Authority

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

## Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 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 2nd right onto Courtfield.

What3words: <https://w3w.co/sundial.foam.cherished>

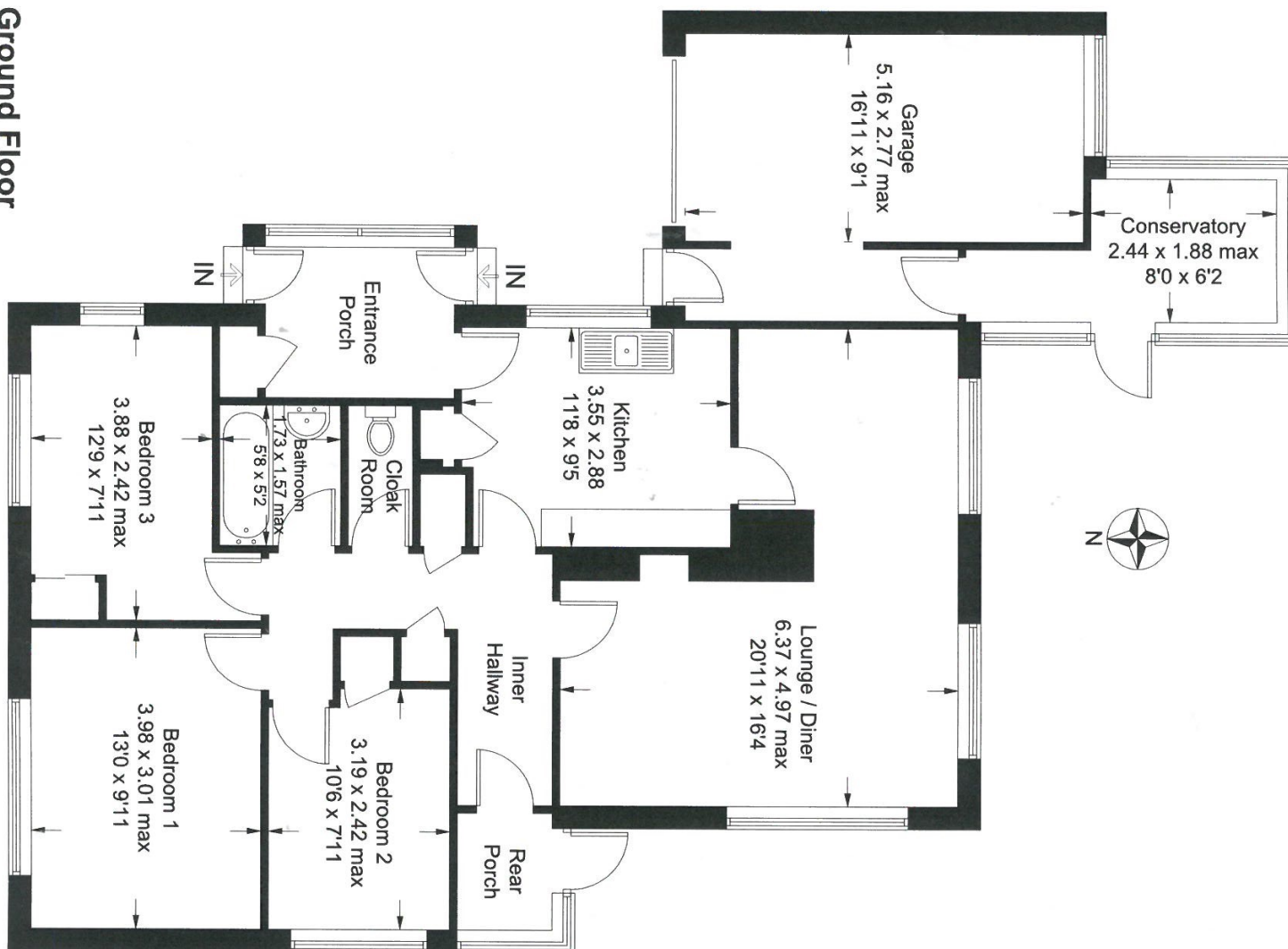


## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

# 17 Courtfield, Totnes, TQ9 5RQ

Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft  
(Including Garage)



## Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1041777)

### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 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.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.