



1 Beech Close

Totnes, TQ9 5FJ

RENDELLS

1 Beech Close,

Totnes, TQ9 5FJ

Asking Price of £270,000

A well-presented two-bedroom semi detached bungalow with allocated parking and garage, front and rear gardens set in the popular Follaton residential area of Totnes. Own driveway.

- Semi detached bungalow
- Two bedrooms
- Cul-de-sac position
- Front and rear gardens
- Garage and driveway
- Further allocated parking space in close

Kingsbridge 13.3 miles approx., Dartmouth 13.1 miles approx., Exeter 32.5 miles approx., Plymouth 22.4 miles approx., Newton Abbot 10 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

1 Beech Close is set in cul-de-sac position, with easy access to a useful shop/store, there is a community hall and play/grass recreation area by the shop. A regular bus into the town centre. Follaton is a popular residential area on the fringes of favoured Totnes, an historic town with a superb range of independent shops, educational and recreational provision. There is a main-line station and easy access to the beautiful South Devon coast.

Description

1 Beech Close offers open plan living/dining/kitchen room, two bedrooms and a bathroom, front and rear gardens, garage and drive plus one further allocated parking space.

Accommodation

Entering through a double glazed porch, with door into the open plan kitchen/living/dining room, a light airy room with dual aspect windows in the lounge area. Kitchen has a range of wall mounted and under counter units, stainless sink with mixer tap over, extractor fan and space for appliances, window overlooking the front garden. Main bedroom has extensive built-in wardrobes, with sliding doors opening out into the rear garden whilst bedroom two also enjoys the sunny aspect with a door opening into the garden. A fully tiled modern bathroom with electric shower over bath, WC, wash hand basin with storage under.

Gardens and Outside

To the front of the property, there is a lawned area with flower and shrub borders and to the side, the driveway with parking to the front of the garage which has power and light. Steps lead up to the porch. The south facing rear garden offers a large patio, lawn with mature shrubs, ideal for alfresco dining. There is also a further allocated parking space in the close. Outside light in front and rear gardens and an outside tap in front garden.



Tenure
Freehold.

Council Tax
Band B.

Energy Performance Certificate
Rating E.

Services
Mains electricity, mains water, mains drainage. Electric heating.

Agents Note
Planning permission for a loft conversion was granted in 2010 - 56/1414/10/F, now lapsed.

Viewing
By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

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

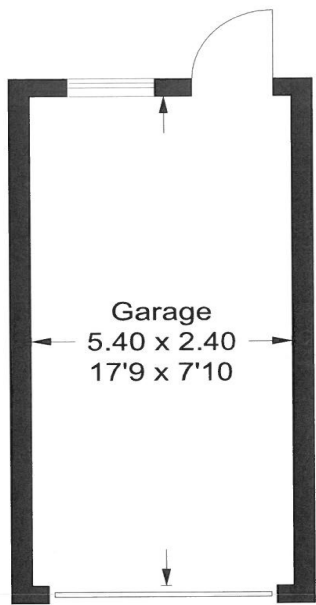
Directions
From Totnes, proceed from The Plains along Station Road. When you arrive at the station, proceed over the road bridge and turn left. This takes you onto the Kingsbridge Road. Proceed up the hill to the next set of traffic lights and turn right. Continue along this road, passing the entrance into the South Hams Council offices (Follaton House) and take the next turning right into Punchards Down. Continue down this road and bear left at the bottom, taking the third right onto Whiteley Avenue, then second left into Beech Close the property can be found directly on the turning into the close on the left hand side.

What3 Words: expanded.mystified.boards

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		123 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Total = 62.5 sq m / 672 sq ft



(Not Shown In Actual Location / Orientation)



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.



57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888
 Email: totnes@rendells.co.uk www.rendells.co.uk

