



# 8 Southcote Orchard

Totnes, Devon, TQ9 5PA

RENDELLS

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A well presented, detached three bedroom bungalow set in the desirable development of Southcote Orchard with gardens, far reaching views of Totnes and the surrounding countryside. Driveway parking and detached double garage.

## Guide Price £625,000

Totnes (1.2 miles) approximately, Newton Abbot (9 miles) approximately, Plymouth (26.1 miles) approximately, Torbay (8.5 miles) approximately, Exeter (27.2 miles) approximately, via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

Southcote Orchard is a small modern development built in 1996, number 8 is located towards the end of the cul-de-sac on the left. Located at the end of a no through road. Totnes is one of Devon's gems, full of colour and character, which stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. The coastal area of Torbay is also within 8 miles away.

### Description

8 Southcote Orchard has been a much loved home, set in a select development in a secluded position. Offering plenty of driveway parking, substantial detached double garage. The property has three double bedrooms, separate office and open plan sitting/dining room with patio doors opening out onto the gardens with lawns, mature borders with impressive far-reaching views towards Totnes Castle and countryside beyond. Tucked in a quiet corner in Southcote Orchard.

Viewing is highly recommended to appreciate its position and outlook.

### Accommodation

Entering in through double-glazed front door to inner hall. Useful linen cupboard. Master Bedroom with side aspect enjoying plenty of natural light with built-in 'His and Hers' cupboards and dressing table and drawers, ensuite with shower enclosure, hand wash basin and W.C. Bedroom Two with side aspect, plenty of space for wardrobes and drawers. Bedroom Three with side aspect. Home Office enjoying plenty of natural light. Main hall with laminate wood effect flooring. Bathroom with large walk-in shower with a glass screen and monsoon shower head and hand



attachment, hand wash basin and W.C. with side aspect. Kitchen with a range of undercounter and wall mounted wooden finished units with glass fronted display cabinet, roll top counters, built-in undercounter Neff Oven, four ring gas hob, space for fridge/freezer and dishwasher with views across to Totnes Church and Castle. Utility and external door with sink and mixer tap, undercounter and wall mounted unit/cupboard storage. Gas boiler. Plumbing and space for washing machine. Plenty of space for a breakfast table in the kitchen. Separate guest W.C. and hand wash basin. Sitting Room with dual aspect with a focal marbled surround gas fire with patio doors opening out onto the gardens taking in some splendid views over Totnes. Leading through to the dining area. Plenty of space for a dresser and dining table with views over the garden.

## Gardens and Grounds

The property is accessed over its own bricked paved driveway leading to the front door and to the detached garage.

## Detached Garage

A substantial block built, pitch roof detached garage with electric roller door and side aspect with window. Mains electricity.

To the front of the garden is laid to a mature shrub border with a gravelled pathway to the side.

## Rear Garden

With mature borders, patio and gravel area leading out from the utility entrance. Fully fenced, looks to be dog proof. Lawns and patio taking in some views over Totnes Town, Castle and surrounding area.

**Tenure** Freehold.

**Agents Note** Sale subject to Probate - yet to be granted.

**Energy Performance Certificate** Energy rating C.

**Council Tax** Band F.

## Services

Mains water and electricity. Mains drainage. Gas boiler is located in the utility room.

## Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

## Viewing Arrangements

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

## Directions

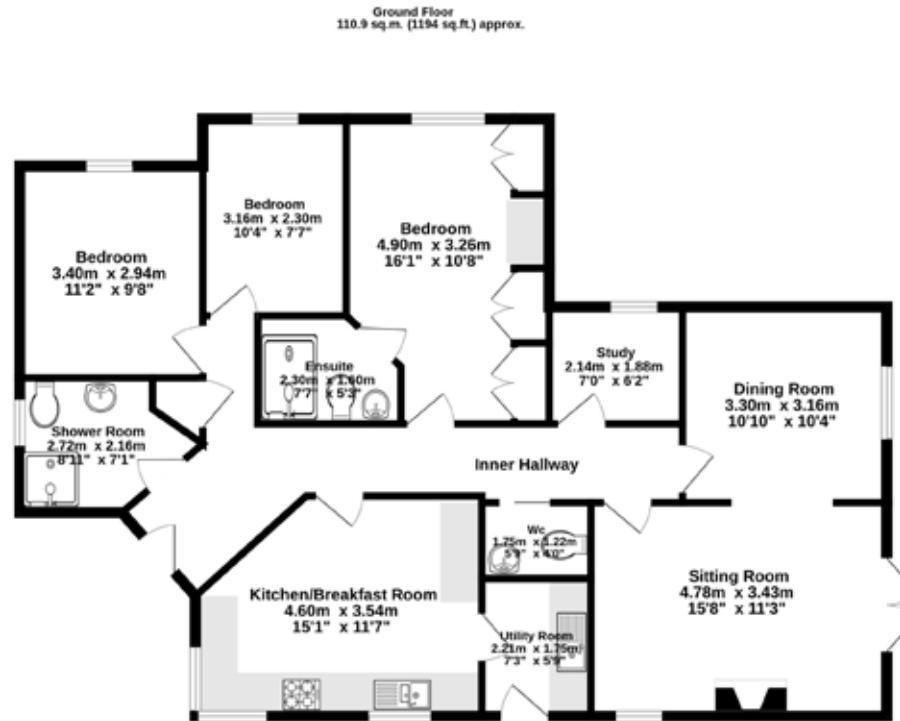
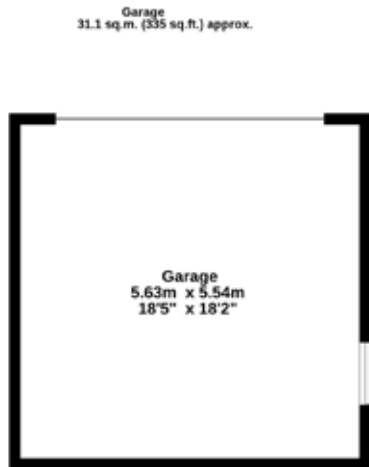
From the Plains, go over the Old Bridge and take the next right into left into Seymour Road which leads on to Pathfields, then on to Westonfields and Higher Westonfields. Then take the second left into Hilldown then turn left at the 'T' junction follow the road down into Southcote Orchard to the bottom where 8 Southcote Orchard can be found on the left.

**What3words** [///somebody.factually.news](https://www.what3words.com/somebody.factually.news)



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**TOTAL FLOOR AREA : 142.0 sq.m. (1529 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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