



33 Parklands,
Totnes, TQ9 5HZ

RENDELLS

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Guide Price of £420,000

A good size four double bedroom semi detached family home. With plenty of parking and gardens to the side and rear and close to all amenities.

- 4 Double Bedrooms
- Utility Room
- Cloakroom
- Living/dining Room
- Gardens To Side and Rear
- Parking for 4/5 Cars
- Double Glazed Throughout

South Brent 8.4 miles approx., Ashburton 8.2 miles approx., Dartmouth 14.1 miles approx., Kingsbridge 13.1 miles approx., Exeter 29.3 miles approx., Plymouth 23.9 miles approx., Newton Abbot 8.4 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

The ancient market town of Totnes is famed for its fine period buildings, colour and diversity. There is an interesting range of small shops, cafes, restaurants, galleries and excellent educational provision. Nearby Dartington Hall, about 2 miles away, is a celebrated centre for the performing arts and progressive education. The surrounding South Hams countryside is ideal for outdoor pursuits and the beautiful South Devon coast is within a short motoring distance. In addition, Totnes benefits from a mainline railway station to London Paddington.

Description

33 Parklands offers accommodation over three floors. With living/dining room, kitchen, utility and cloakroom on the ground floor. Three double bedrooms and bathroom on the first floor then further double bedroom on the third floor. Gardens to side and rear with parking for 4/5 cars at the front of the property.

Accommodation

Entering through a double-glazed door into the tiled hallway, with doors to the kitchen and living room. Kitchen has a range of wall mounted and under counter units, stainless steel sink and drainer with mixer tap over. Space for range cooker and American style fridge with plumbing. Integrated dishwasher. Breakfast bar. Door to coat cupboard. Windows to front and side. Door to utility room, space and plumbing for appliances with worktop over. Window to rear. Door to cloakroom with wall mounted sink and W.C. Window to rear. Door to rear garden. Living/dining room with feature electric fire in the dining room, window to front. Feature gas fire in living room and French Doors opening out into garden.



Stairs rising to the first floor

First Floor

Three double bedrooms, two of which have fitted wardrobes. Bathroom with separate shower cubicle, corner bath with mixer tap and handheld shower attachment, vanity unit with sink and cupboards above, cupboard housing combi boiler, W.C.

Stairs rising to second floor

Second Floor

Opening into forth bedroom with under stair storage and large window on landing. With further storage in the eaves and window to the rear.

Garden and Outside

To the front of the property there is parking for 4/5 cars with pathway leading round to side garden with decked area. Side gate leads into a good sized enclosed rear garden with various paved patios and decked areas to fully enjoy alfresco living. Garden shed with power. Outside tap and water butt. Boxed-in electric points.

Tenure

Freehold.

Services

Mains water, drainage and electric. Mains gas.

Council Tax

Band C.

Energy Performance Certificate

Energy rating D.

Local Authority

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

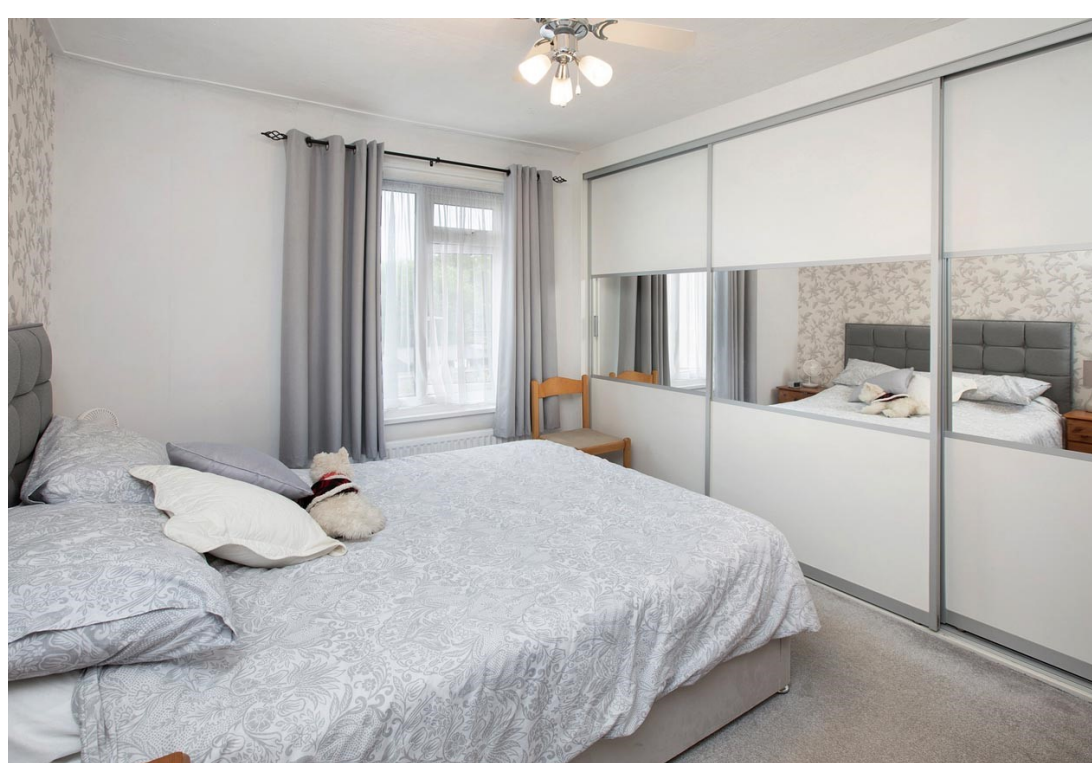
Viewing Arrangements

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

Directions

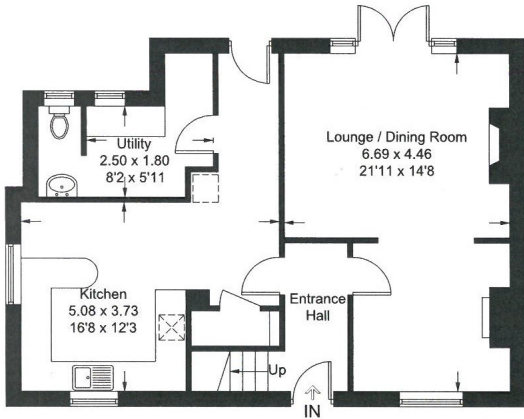
Along Station Road with Morrisons Garage on your right, take the first exit on the roundabout into Babbage Road, going past the turning into Borough Park Road, follow the road and at the next left hand turning you will find no 33 on the right-hand side on the bend.

<https://w3w.co/enlighten.gathers.fail>

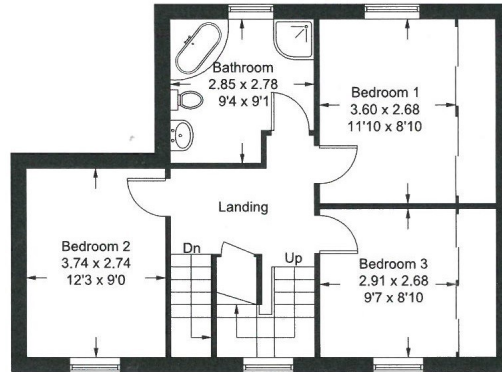


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Approximate Gross Internal Area = 134.7 sq m / 1450 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090148)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

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