



37 Pathfields,
Totnes, TQ9 5TZ



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Totnes, Devon, TQ9 5TZ

Guide Price of £385,000

A recently refurbished three bedroom, plus loft room, semi-detached house with parking, gardens and easy level access to the town.

- NO ONWARD CHAIN
- Good size kitchen/dining room
- Mostly double glazed
- Living room with woodburning stove
- Private rear garden
- Parking
- Gas central heating
- Scope to extend subject to the necessary planning permission

Dartmouth 13 miles approx., Exeter 25 miles approx., Plymouth 24.1 miles approx., Newton Abbot 8.6 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

37 Pathfields, Bridgetown occupies a convenient position close to the historic Bridgetown area of Totnes, and the beautiful River Dart. St. Johns primary school is just a short walk away along with a play park and recreation ground. There are some useful local shop Bridgetown stores. A short walk to the town centre is on the flat (unusual for Totnes), which takes you into the centre of Totnes with its wonderful cafes, restaurants, galleries and shops. The town offers excellent recreational and educational provision and a main-line railway station. The South Devon coast is within short motoring distance.

Description

Number 37 Pathfields represents a good-sized semi-detached family home with gardens to the front and rear. Driveway parking for two vehicles. This property has recently been refurbished throughout providing a light, spacious and airy feel.

Set in a level position with easy access to the town.

Accommodation

This recently refurbished, four bedroom semi detached house has accommodation split over three levels. Entering through the front door into a hallway. Newly fitted kitchen with base and wall mounted units and wood effect work tops over. Breakfast bar. Space for appliances. Integrated electric hob and oven with extractor fan over. Stainless steel sink unit with drainer and mixer tap over. Dining alcove with space for table and chairs. Understairs cupboard. Living room with dual aspect windows and wood burning stove.



Stairs rising to first floor:**First Floor**

Two double bedrooms with built-in storage cupboards. One single bedroom with built-in storage cupboard. Bathroom with handwash basin, electric shower over bath, glass shower screen and chrome ladder towel radiator. Separate WC.

Stairs to second floor:

Spacious loft space with exposed timbers and brickwork. Ensuite shower with wash hand basin and WC.

Gardens and Outside

Immediately to the front of the property there is parking for two cars with garden area to the side. Gate leading to private walled rear garden with two metal sheds and one wooden shed. Patio area. Plenty of scope for the green fingered. Potential to extend (subject to the necessary planning permission).

Tenure

Freehold.

Energy Performance Certificate

Energy rating C.

Services

Mains water, mains drainage, mains electricity, mains gas. Gas central heating.

Council Tax

Band B.

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.

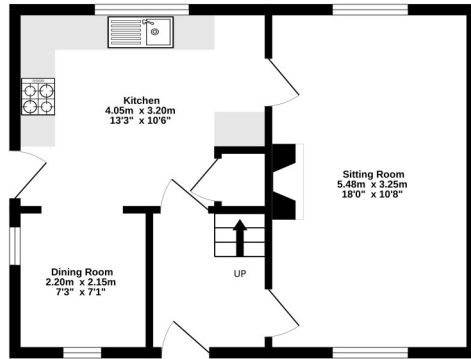
Directions

From The Plains in Totnes, proceed over the bridge and turn right into Seymour Road. Proceed along Seymour Road into Pathfields where the property can be found on the left just past the Parkers Way turning on the right.

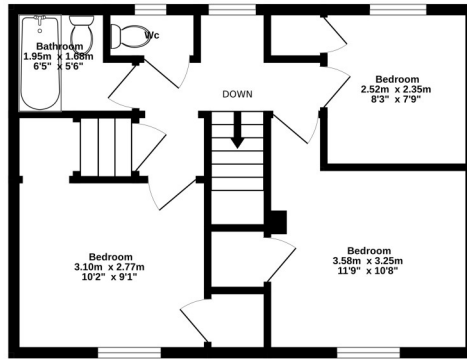
What3Words: risk.clearcut.rationing



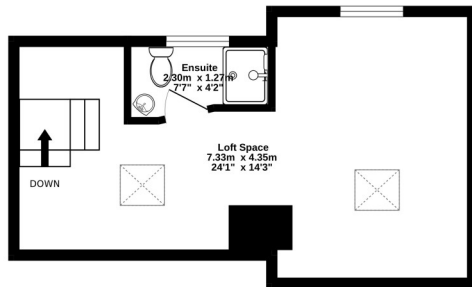
Ground Floor
39.4 sq.m. (425 sq.ft.) approx.



1st Floor
39.9 sq.m. (430 sq.ft.) approx.



2nd Floor
27.3 sq.m. (294 sq.ft.) approx.



TOTAL FLOOR AREA : 106.7 sq.m. (1148 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.

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

