



**95 Westonfields**

Totnes, Devon, TQ9 5UA





# 95 Westonfields

Totnes, TQ9 5UA

Guide Price of £335,000

A well presented good size two bedroom property with parking, close to local primary school and park.

- 2 Double bedrooms
- Lounge with wood burning stove
- Separate dining room
- Study/family room
- UPVC double glazing
- Parking

Plymouth approx. 24.5 miles, Exeter approx. 26.7 miles, Newton Abbot approx. 11.1, Kingsbridge approx. 13.2, Dartmouth 14.2 approx. miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

## Situation

Located in the popular residential area of Bridgetown and is only a short walk or cycle ride into the centre of Totnes. Totnes is a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

## Description

95 Westonfields has been subject to many improvements and offers spacious ground floor accommodation with two reception rooms, bathroom, kitchen opening to a study/family room. On the first floor there are two double bedrooms. Gardens to front and rear and parking.

## Accommodation

Entering into the porch with space for coats and shoes. UPVC door into spacious hallway, with under stair storage cupboard. Lounge with woodburning stove, storage cupboard and double glazed window to front aspect. Dining room with UPVC French Doors opening to rear garden. Bathroom with bath and shower over with glass shower screen, vanity wash basin with mixer tap, WC, chrome ladder towel radiator and double glazed window to front aspect. Kitchen with a range of wall and base units and worktops over. Space for washing machine and electric cooker, stainless steel sink with mixer tap. Larder cupboard. Double glazed window to rear aspect. Opening into study/family room with UPVC barn style door opening to garden. Double glazed window to side aspect. Stairs rise to the first floor from the hallway.

## First Floor Landing

With storage cupboard. Access to boarded loft space. Bedroom one with double glazed window to front aspect and storage cupboard in the eaves. Bedroom two with storage cupboard and further storage cupboard in the eaves. Double glazed window to front aspect.





### Gardens and Outside

The property is accessed by steps leading up to the front pathway and a further couple of steps leading to the entrance porch. The parking space is to the side of the pathway. There is a small patio area and scope for the green fingered to put their own stamp on the garden. The rear enclosed garden has a lawned area and patio with a wooden shed and outside tap. Rear access gate.

### Tenure

Freehold.

### Council Tax

Band B.

### Energy Performance Certificate

Energy rating E.

### Service

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

### Local Authority

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

### Viewing

Strictly by prior appointment with a member of the Rendells Team on 01803 863888.

### Directions

From The Plains roundabout crossover, the Old Bridge into Bridgetown. Proceed up Bridgetown Hill and at Blackpost Lane, turn right and take the first right onto Higher Westonfields, follow the road round and down the hill until you reach the junction, turn left with the primary school on your right and the property can be found a little way along on the left hand side.

What3Words: <https://w3w.co/noble.beads.system>

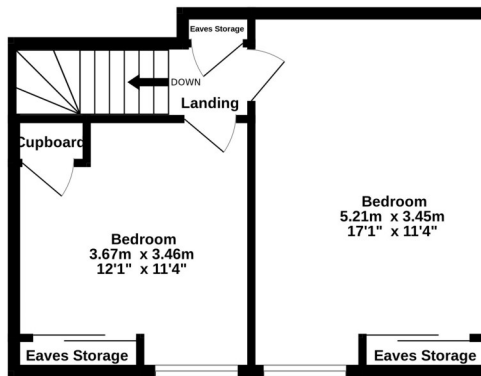
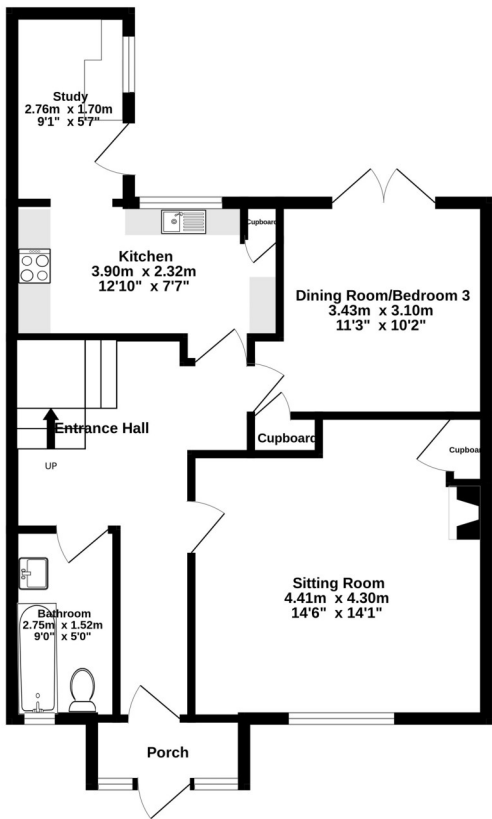


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



58.4 sq.m. (628 sq.ft.) approx.

34.9 sq.m. (376 sq.ft.) approx.



95 Westonfields, Totnes

TOTAL FLOOR AREA : 93.3 sq.m. (1004 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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