



17 Station Road

Totnes, Devon, TQ9 5JG

RENDELLS

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A centrally located, three-bedroom semi detached home with an impressive well stocked garden. Offering three bedrooms, two reception rooms, enclosed rear gardens opening out onto Borough Park. Residents parking close by.

- Central Location
- Mature Gardens
- Good size rear garden
- Two Reception Rooms
- Light and airy accommodation throughout
- Potential to reconfigure the kitchen/diner

Guide Price of £346,000

Torbay 9 miles approx., Kingsbridge 12.9 miles approx., Dartmouth 13.9 miles approx., Exeter 29.1 miles approx., Plymouth 23.7 miles approx., Newton Abbot 9 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

17 Station Road is a well proportioned home offering space for all the family. This wonderful family home is a short walk to amenities. There is also direct access on to Borough Park which is great for recreational activities and dog walking. Totnes possesses a railway station sited on the mainline that links Penzance with London Paddington. To the west, flanking Dartmoor National Park, is the A38 Devon Expressway for travelling to Plymouth, Exeter and beyond via the M5 Motorway. In the opposite direction, to the east, are the attractive resort towns of Torbay and to the south the beautiful South Hams countryside and coastline.

Description

The property is located between Totnes Train Station and Totnes Fore Street with enclosed good size rear gardens, opening out onto Borough Park. Front gardens with well stocked borders giving privacy. The property offers potential to create a kitchen/diner joining the kitchen to the second reception room. Double glazed throughout.

Accommodation

Double glazed front door into inner hall. Doors off to second reception room which could be used as a bedroom with an original chimney breast, large window overlooking the front gardens. Sitting/Dining room runs the full length of the property with views over the front and rear gardens with a central chimney breast and inset Stovax woodburner with good ceiling heights. Wooden floor. Door into kitchen with mosaic style tiled floor with a range of modern undercounter and wall mounted gloss finished units with a four-ring hob, built-in Hotpoint oven, sink and



drainer with views over the rear gardens. Walk-in pantry with shelving and window. Useful understairs cupboard. Ground floor W.C. with hand wash basin, space and plumbing for washing machine. Space for tumble dryer. Chrome towel rail, suitably placed for kitchen towels. External door giving access to gardens and patio. Stairs rise from the main entrance hall to the first floor.

First Floor

With good size landing with window overlooking the rear gardens with two good size cupboards, one housing the gas combi boiler and one housing a separate W.C. Bathroom with a P shaped bath, fully tiled surround, Monsoon shower head and central mixer taps. Hand wash basin, W.C. Bedroom One with front aspect allowing plenty of natural light with two large windows. Original ornate fireplace and built-in cupboard over the stairs. Bedroom Two with front aspect and good ceiling heights. Bedroom Three (single bedroom) with rear aspect with views over the gardens to Borough Park. Built-in wardrobe.

Gardens and Grounds

The property is accessed via a pedestrian pathway through the front gardens. The gardens are well stocked with specimen planting giving privacy and screening from the road. There is pedestrian access from the front to the rear gardens. Steps lead up to a patio area with a useful metal storage shed. Paved steps to a greenhouse with its own productive vine. Pathway leading through the central lawned garden area to a raised deck at the rear, plenty of space for additional storage with a pedestrian gate leading out onto the pathway giving access to Borough Park and the Leisure Centre. Residents parking and pull in at the end of the terrace, there is also a short walk (250 meters approximately) to a Long Stay carpark where there are permits available from South Hams District Council.

Tenure Freehold.

Energy Performance Certificate Energy rating E.

Council Tax Band B.

Services

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

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

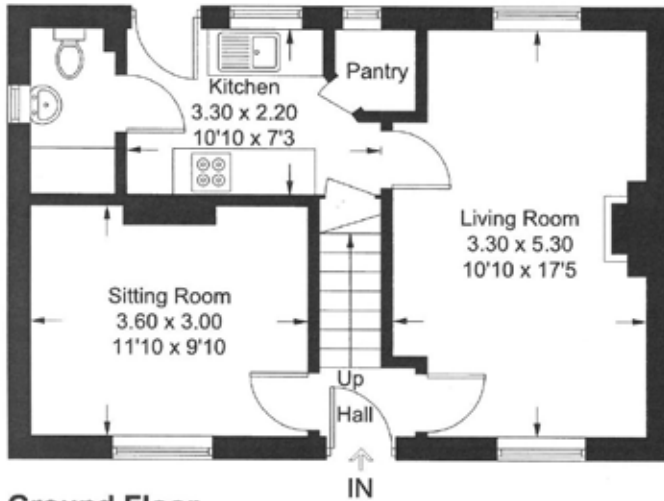
From the Plains roundabout continue on Coronation road passing Morrisons on the right, at the next roundabout take the second exit staying on Station Road Number 17 can be found on your right. Shortly after there is an area for residents parking on the right.

What3words ///shopper.loitering.vote

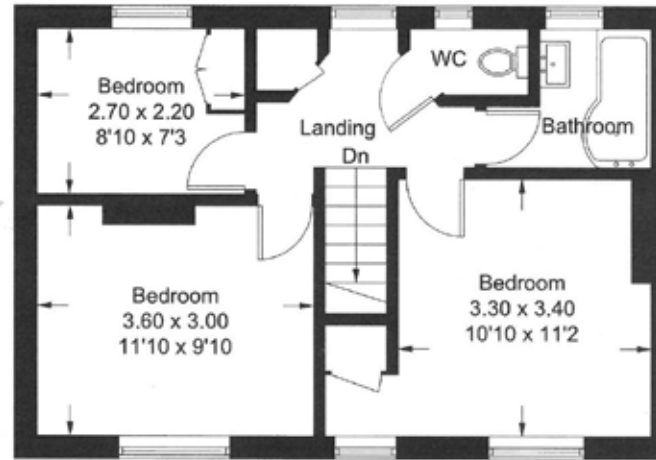


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Approximate Gross Internal Area = 85.9 sq m / 925 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1134265)

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 finalising 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 finalising 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 to see a property.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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