



4 Youldons Close

RENDELLS

4 Youldons Close

Harbertonford, Totnes, Devon, TQ9 7TN

A well presented three bedroom family home set in an elevated position on the edge of the desirable village of Harbertonford.

- No onward chain
- Three Bedrooms
- Good size kitchen/diner
- Terraced rear garden
- Splendid views
- Lawned front garden
- Parking
- Potential to create further parking (subject to any necessary planning consents)
- Devon Rule applies

Guide Price £295,000

Totnes (4.2 miles), Dartmouth (13.6 miles), Kingsbridge (12.6 miles), Newton Abbot (12.6 miles), Plymouth (25.4 miles), Exeter (32.8 miles) via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Harbertonford is only a short drive from Totnes and all its facilities. The village itself offers an excellent shop and post office, petrol station, popular church, village hall and primary school. The village is actively involved with its close neighbouring village of Harberton, which falls within the same parish and also offers a pub, church, village hall and playing field. The ancient borough of Totnes enjoys a prominent position above the River Dart. It is the second oldest borough in England and is full of facilities to include its own hospital, supermarket, interesting shops and galleries together with the riverside walks, Guild Hall, Churches and its very own Norman Castle. The railway station links directly with London Paddington and the A38 Devon Expressway is only 15 minutes away joining it at Buckfastleigh, giving excellent access to Plymouth and northbound Exeter.

Description

4 Youldons Close is set in an elevated position and has recently been redecorated with the added benefit of solar panels, taking in some far reaching views from the all the rooms in the property. Enclosed rear gardens offering a patio area and decking with some fantastic views towards the River Harbourn and across the valley.

Viewing is highly recommended to appreciate the position.



Accommodation

Entering in through a double glazed front door into the inner hallway, door off to the kitchen/diner. Offering a range of wall mounted and under counter units with tiled splashback, double oven and gas hob. Space and plumbing for a dishwasher and washing machine. Built-in understairs cupboard and double door pantry with plenty of space for a family dining table. Splendid views from the kitchen sink over the Harbourne valley. Good size sitting room with picture window taking in some splendid views. Wood effect style flooring. Stairs rise to the first floor.

First Floor

With landing, window and glazed patio door opening out onto the rear patio giving access to the gardens. There is a vented humidistat system. Offering three bedrooms on the first floor with Bedroom One with front aspect and built-in cupboards. Bedroom Two with front aspect and built-in cupboards. Bedroom Three with built-in overhead cupboards and rear aspect. Fully tiled family bathroom with 'P' shaped bath and separate shower over with central mixer taps and shower attachment, hand wash basin and W.C. with window with rear aspect.

Gardens and Grounds

Parking for one vehicle and further on street parking. There is additional land area to the front of the parking space which made be suitable for creating additional parking (subject to any necessary planning consents/or storage).

The property is accessed via steps leading up across the front lawns to a storm porch and to the side of the property there are steps leading up to the rear garden.

Delightful patio area to the rear which leads up to a further terraced patio, planted with shrubs and a mature tree to the top of the garden with a decked wooden platform taking in some splendid views over the whole valley. Offering seclusion from a surrounding wooded tree top canopy.

Agents Note

We are advised this property is subject to a Devon Occupancy Rule.

Tenure

Freehold.

Energy Performance Certificate

Energy rating D.

Council Tax

Band B.

Services

Mains electricity. Mains water and mains drainage. Mains gas. Heating by electric night storage heaters. A solar array of eight panels, currently on a transferable



traffic from rates which are 0.7185 pounds per kilowatt hour (0.7185 kwhr) = roughly £1,000 per annum generated from the solar panels.

Parking

As you drive into Youldens Close the parking space for number 4 will be in front of you to the right-hand side.

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 Totnes, proceed on the A381 towards Kingsbridge and Dartmouth. After about 3 miles enter the village of Harbertonford. After passing the church and The Maltsters Inn take the next turning left into Old Road. Drive past the village shop and take the first turning right into Bow Road. Proceed along the road and take the turning on the left for Youldens Close.

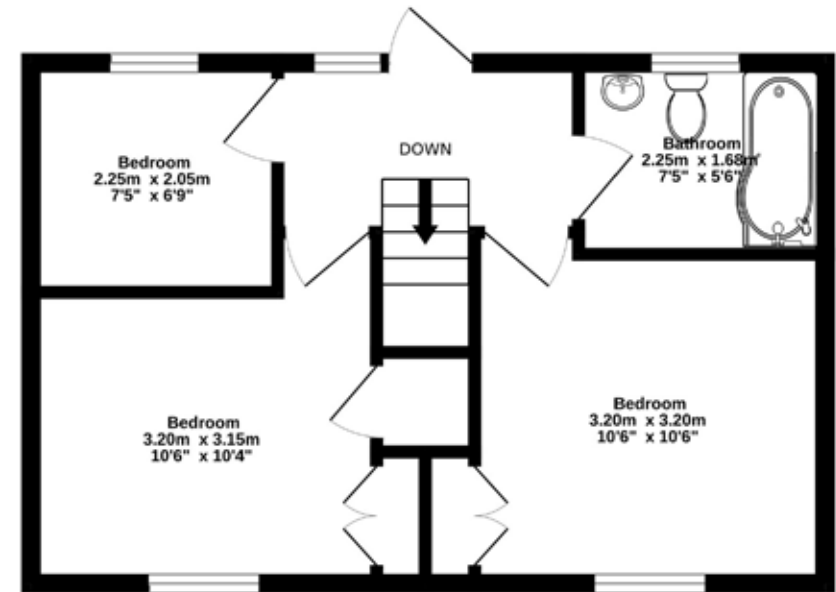
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Ground Floor
34.4 sq.m. (370 sq.ft.) approx.



1st Floor
34.4 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 68.8 sq.m. (740 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+) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



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