



**17 Paige Adams**

**RENDELLS**



# 17 Paige Adams

Totnes, Devon, TQ9 5LL

A smartly presented 3 bedroom terraced home offering enclosed rear gardens and driveway parking two vehicles. Set in the convenient location within walking distance of Totnes High Street.

- Three good size Bedrooms
- Sitting/Dining Room spanning the width of the property
- Recently redecorated throughout
- Storage/utility room
- Driveway Parking for two vehicles
- Gardens
- Sundeck
- Convenient location

## Guide Price £359,000

Buckfastleigh (7.3 miles) approximately, Ashburton (8.1 miles) approximately, Newton Abbot (8.4 miles) approximately, Plymouth (23.8 miles) approximately, Torbay (9.4 miles) approximately, Exeter (29.2 miles) approximately, via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

Tucked away at the top of Paige Adams, within walking distance of Totnes High Street, KEVICC Secondary School, The Grove Primary School and the mainline train station. Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St. Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5.

### Description

17 Paige Adams has been subject to recent redecoration and upgrading of the family bathroom suite, particular attention has been paid to the rear gardens which has an immediate decking area ideal for alfresco dining and a sundeck, recently planted borders making this a superb manageable family garden. Particular feature is the sitting/dining room which has been tastefully redecorated with Herringbone style wood effect flooring.



There is further potential to utilise the storage room which adjoins the kitchen with potential to incorporate this into the kitchen area (subject to any necessary planning consents) or further upgrading to create a fully equipped utility.

Viewing is highly recommended to appreciate the internal finish of this much loved family home. Substantial effort and time has been put into upgrading the property, redecorating and particular attention has been paid to the gardens as well.

## Accommodation

Entering in through into a newly built replacement porch with plenty of room for coats and boots with door leading into a storage area, offering further potential to create a formal utility, currently housing the gas Combi Boiler with plumbing for a washing machine. Tiled floor and shelving. Main entrance into the inner hallway where a Herringbone style wood effect flooring flows throughout the hall, kitchen and sitting room. Solid wooden door opening into the full width sitting/dining room enjoying plenty of natural light with plenty of space for soft seating and formal dining table overlooking the rear gardens. Chimney breast with tiled hearth (currently with inset electric wood effect style woodburner) and solid wooden mantle. Kitchen with a range of undercounter and wall mounted units with space for washing machine, space for undercounter fridge and undercounter freezer. Integrated double oven and four ring hob with extractor fan over. Sink and drainer with views over the rear gardens. Useful inset cupboard with shelving and small window to the rear, ideal as a pantry or bin storage. There is a large, heated towel rail and useful understairs pantry cupboard. Stairs rise to the first floor.

## First Floor

Landing with views over the rear gardens enjoying plenty of natural light. Bedroom One with front aspect with built-in cupboard over the stairs, plenty of space for an additional wardrobe storage. Bedroom Two with front aspect and space for additional cupboards and draws. Bedroom Three with rear aspect making this a good size single room with space for additional storage and draws. Family bathroom which has been recently refurbished and fully tiled, double ended bath with shower valve attachment and rear aspect. Separate W.C. with rear aspect.

## Gardens and Grounds

The property has driveway parking for two vehicles with a lawned area with formal mature hedge offering privacy to the front and a front paved area offering useful storage and plenty of space for additional planting.

Rear gardens with access from the kitchen with decking spanning the width of the property, ideal for alfresco dining with formal planted borders. A couple of steps leading down to a levelled lawn area with a sundeck to the rear of the garden with further borders making this an ideal manageable family garden.

## Council Tax

Band B.





## Tenure

Freehold.

## Energy Performance Certificate

Energy rating C.

## Services

Mains water, mains electricity, mains drainage. Mains gas.

## Local Authority

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

## Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions

From Totnes Plains, continue on Coronation Road passing Morrisons. At the roundabout take the second exit onto Station Road. Then Next left on to Castle Street. Then next right onto Castle View Terrace, then next right onto Lower Collapark and left up into Paige Adams the property can be found at the top of the road on the left.

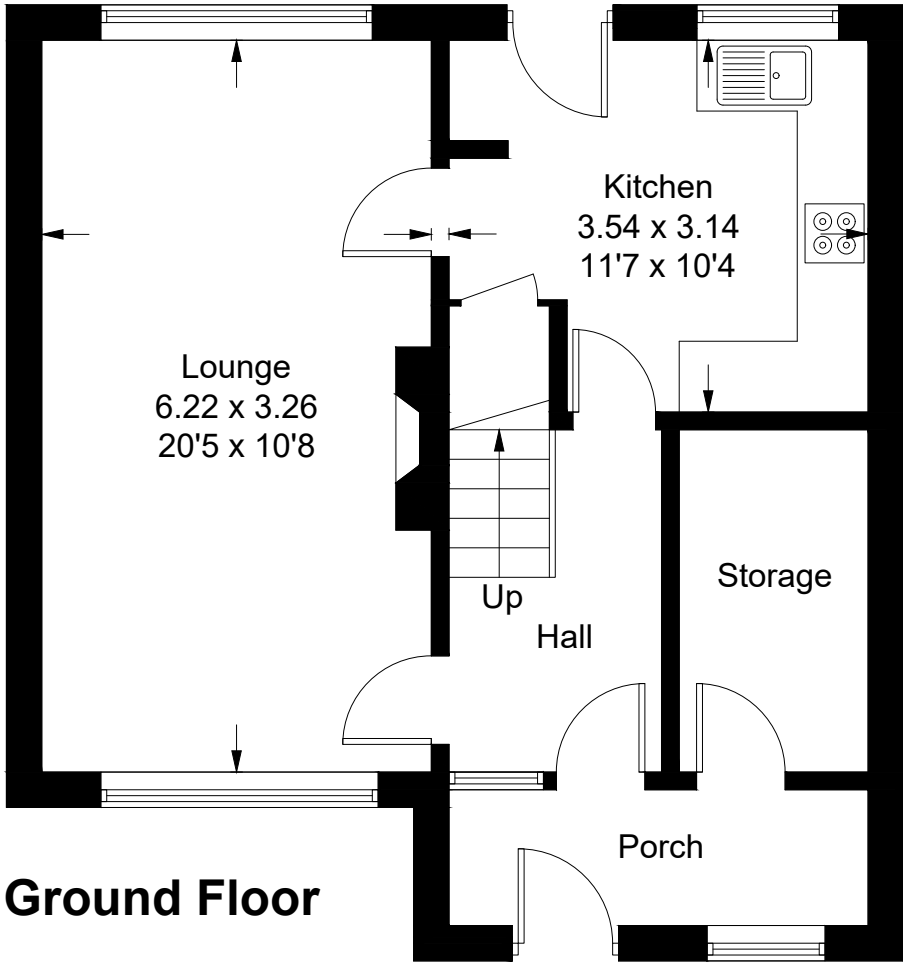
There is also a pedestrian path leading from Paige Adams up to The Western bypass onto Plymouth Road taking you to Totnes High Street.

**What3words** ///gravel.camp.commit

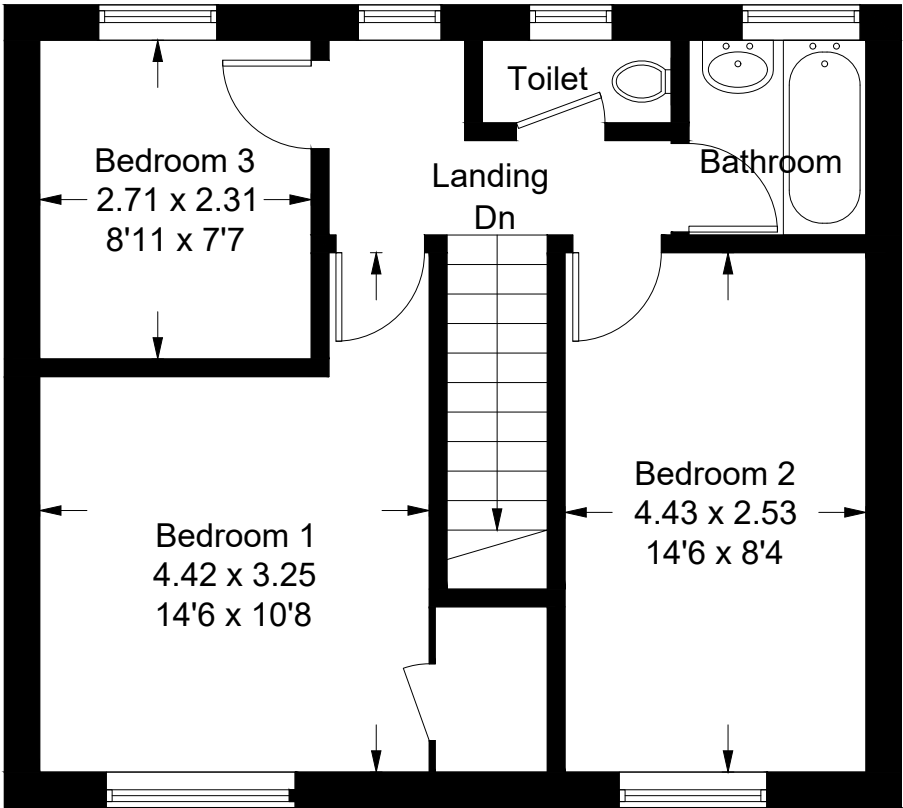


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Approximate Gross Internal Area = 89.2 sq m / 961 sq ft

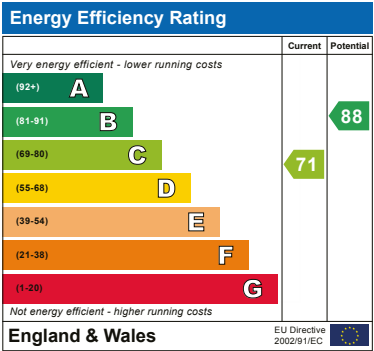


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1214597)







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