



19 Woodbrook Road

Totnes, Devon, TQ9 5AS

RENDELLS

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A secluded detached two bedroom bungalow with driveway parking, carport, enclosed gardens set in the quiet residential area of Totnes.

- No onward chain
- Two Bedrooms
- One Bathroom
- Conservatory extension
- Driveway parking
- Carport
- Good size garden
- Views towards Totnes town

Guide Price of £375,000

Buckfastleigh (7.9 miles) approximately, Ashburton (8.7 miles) approximately, Newton Abbot (8.4 miles) approximately, Plymouth (24.4 miles) approximately, Torbay (9.3 miles) approximately, Exeter (26.5 miles) approximately, via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Totnes is one of Devon's gems, full of colour and character, which stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. The coastal area of Torbay is also within 8 miles away.

Description

Having been a much loved home in recent years this property comes to the market with no onward chain. Offering scope for updating and refurbishment with enclosed secluded gardens, two good size bedrooms, a light and airy sitting/dining room with conservatory extension overlooking the mature gardens with apple trees. Set in a quiet secluded residential area of Totnes within walking distance to Totnes town centre.



Accommodation

Entering in through a double glazed front door into inner hall. Sitting/Dinning room with laminate wood effect flooring, inset spotlights, brick surround fireplace with woodburner. Conservatory extension with views over the gardens, towards Totnes town and St John's Church. Bedroom Two with front aspect over the enclosed gardens with good ceiling heights. Main Bedroom with plenty of space for wardrobes with front aspect. Kitchen/Breakfast room with a range of undercounter and wall mounted units with laminate flooring. Four ring gas hob, integrated oven, space for a washing machine, space for fridge/freezer and integrated dishwasher. Stable door opens out from the kitchen onto the gardens. Bathroom with a large walk-in shower with handles and drop down seat, vanity unit with built-in cupboards, large sink and mixer tap, W.C. with side aspect.

Gardens and Grounds

The property is accessed via the tarmacked driveway leading to a covered carport/ parking area with parking for two/three vehicles in tandem.

The front gardens are mainly laid to lawn with mature hedging giving privacy. There is pedestrian access to the rear gardens and side. You are able to get a vehicle into the rear gardens for any landscaping requirements. The garden has mature apple trees, rose bush and mature borders. Useful wooden shed and summerhouse requiring a bit of updating, taking in some fantastic views across Totnes town and to St John's Church. There is a door opening onto the paved area from the conservatory extension, ideal for alfresco dining.

Tenure Freehold. **Council Tax** Band C.

Energy Performance Certificate

Energy rating C.

Services

Mains water, mains electricity and mains drainage. Worcester Bosch gas boiler.

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.

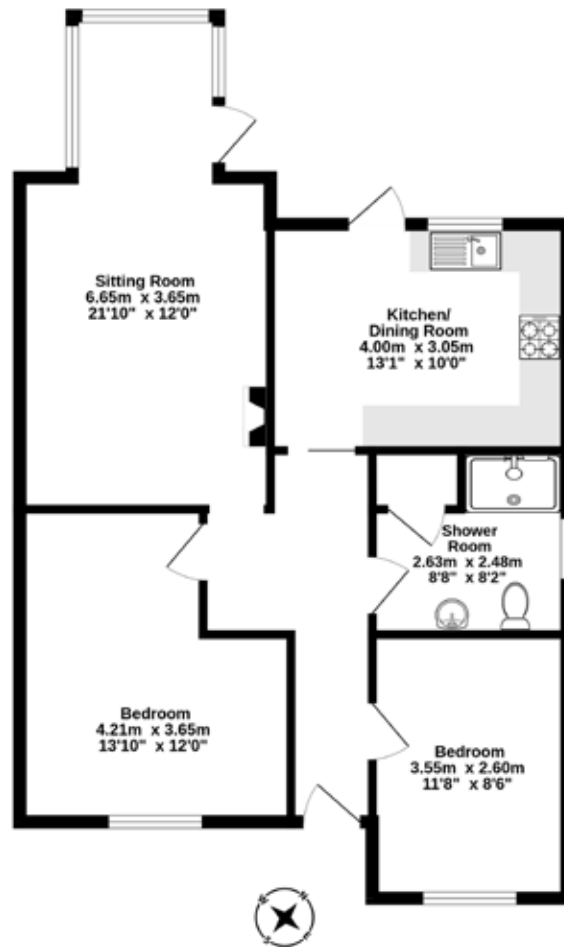
Directions

From The Plains in Totnes proceed over the bridge into Bridgetown and take the second right onto Seymour Place. Take the second left onto Weston Lane and left up Woodbrook Road and the property can be found on the left .

What3words ///neon.shining.tightest



Ground Floor
68.3 sq.m. (735 sq.ft.) approx.

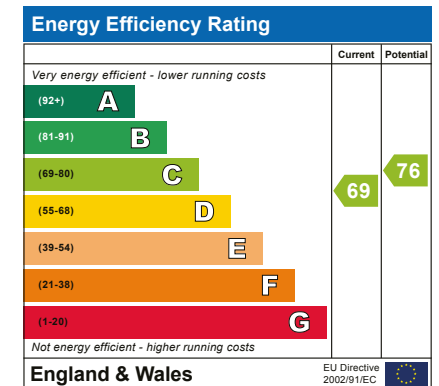


TOTAL FLOOR AREA : 68.3 sq.m. (735 sq.ft.) approx.

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 for 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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