



7 Parklands,
Totnes, TQ9 5HZ

RENDELLS

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Guide Price of £395,000

A well presented terraced three bedroom family home, set in a quiet level location with enclosed rear gardens, garage/workshop and parking. Easy access to Totnes High Street and Borough Park.

- Enclosed rear gardens
- Garage and Workshop
- Parking for three vehicles
- Summerhouse
- Open plan kitchen/Diner
- Well presented throughout

South Brent 8.4 miles approx., Ashburton 8.2 miles approx., Dartmouth 14.1 miles approx., Kingsbridge 13.1 miles approx., Exeter 29.3 miles approx., Plymouth 23.9 miles approx., Newton Abbot 8.4 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

The ancient market town of Totnes is famed for its fine period buildings, colour and diversity. There is an interesting range of small shops, cafes, restaurants, galleries and excellent educational provision. Nearby Dartington Hall, about 2 miles away, is a celebrated centre for the performing arts and progressive education. The surrounding South Hams countryside is ideal for outdoor pursuits, and the beautiful South Devon coast is within a short motoring distance. In addition, Totnes benefits from a mainline railway station to London Paddington.

Description

7 Parklands has been a much loved family home and has undergone upgrading and redecoration in its time with light and airy accommodation throughout with large double glazed windows. Parking, level garden set in a convenient location making this an ideal family home.

Accommodation

Double glazed door into inner porch with plenty of space for boots and coats, door into inner hall. Kitchen/diner spanning the full width of the property enjoying plenty of natural light with a range of undercounter and wall mounted units, space for washing machine, tumble dryer. Space for dishwasher. Integrated double oven, four ring hob and extractor over. Space for a fridge/freezer. Useful understairs cupboard. Door leading out to the gardens. Ground floor W.C. Chrome towel rail. Sitting Room with folding door with front aspect. Chimney breast with inset multi fuel burner with tiled surround. Stairs rise to the first floor.

First Floor

Landing enjoying plenty of natural light and views over the rear gardens. Fully tiled family Bathroom with pea shaped bath, Mira Sport shower, vanity unit, hand wash basin and W.C. Full length heated towel rail and shaving socket. Master Bedroom with front aspect and space for a large wardrobe and chest of draws. Bedroom Two with front aspect with space for wardrobes and a desk. Bedroom Three with rear aspect and views over the gardens and space for an additional wardrobe.



Gardens and Garaging

To the front of the property there is driveway parking for two vehicles. Space for bin storage.

Rear gardens with a terraced area ideal for alfresco dining. Useful summerhouse with tiled floor. Steps lead up to a further hard standing, lawned area and greenhouse. Spanning the full width of the rear garden is a garage and workshop with electricity and folding garage doors with parking for one vehicle in the front.

Tenure Council Tax
Freehold. Band B.

Services
Mains water, drainage and electric. Mains gas.

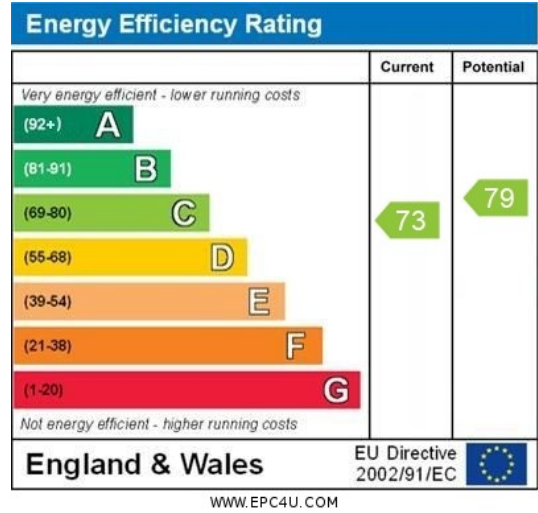
Energy Performance Certificate
Energy rating C.

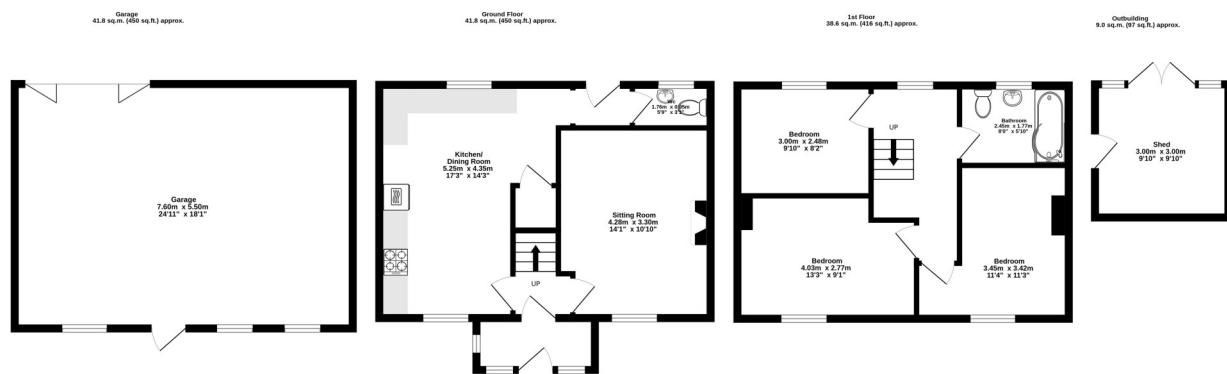
Local Authority
South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements
Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions
Along Station Road with Morrisons Garage on your right, take the first exit on the roundabout into Babbage Road, then immediate left on to Borough Park Road and Immediate Right onto Parklands. Continue along Parklands and the property can be found on the left.

What3words
Front Drive: clapper.calculate.cROUTONS
Rear garage: automatic.ethic.amuse





TOTAL FLOOR AREA : 131.2 sq.m. (1413 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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