



No Place House, 8 No Place Hill,
Broadhempston, Totnes, TQ9 6DD



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Guide Price of £595,000

A splendid detached four bedroom home with good size gardens, garage and parking set in the desirable village of Broadhempston.

- Four Bedrooms
- Large entrance hall with separate W.C.
- Double aspect sitting room
- Woodburner and Rayburn
- Triple aspect kitchen/dining room
- Large family Bathroom
- Single garage with driveway parking
- Mature gardens to both side and large rear garden
- No onward chain

Totnes 4.7 miles approx., Dartmouth 18.7 miles approx., Exeter 26.1 miles approx., Plymouth 28.1 miles approx., Newton Abbot 6.1 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

The ever-popular village of Broadhempston offers an ancient Parish Church, noted primary school, community shop & post office and two lovely village inns. A modern village hall supports a range of social activities. The surrounding countryside is attractive and unspoilt and provides excellent opportunities for outdoor pursuits. The historic and celebrated market town of Totnes is about 7 miles and offers an interesting range of small shops, cafes and restaurants, galleries, excellent educational provision and a main line station to London Paddington. The larger market town of Newton Abbot is about 4.7 miles and offers a wide range of amenities. The beautiful South Devon coast and Dartmoor National Park are both within easy motoring distance.

Description

A superb four bedroom detached family home, a blank canvas to put your own stamp on. Set in the sought-after village of Broadhempston. As you approach the property, you are greeted by a spacious entrance hall with a separate WC, setting the tone for the generous living space that awaits inside.

The double aspect lounge is flooded with natural light and features French doors that lead out to the expansive garden, perfect for indoor-outdoor living. On chilly evenings, cosy up by the wood burner and enjoy the warm ambiance it provides.

The heart of the home is the triple aspect kitchen/dining room, where family and friends can gather for meals and socializing. The kitchen is well-equipped with modern appliances along with a Rayburn, and offers a door leading directly to the rear garden, making al fresco dining a breeze.

Upstairs, you will find four bedrooms, all flooded with natural light. The large family bathroom is a luxurious space, boasting a suite and a separate shower for added convenience.



Gardens and Outside

Outside, the property continues to impress with its mature gardens on both sides and a large rear garden, offering plenty of space for children to play and for adults to relax and entertain. The single garage provides convenient storage space, and the driveway parking ensures there is always room for guests.

Tenure

Freehold.

Council Tax

Band E.

Energy Performance Certificate

Energy rating D.

Services

Mains water, drainage and electricity with oil fired central heating.

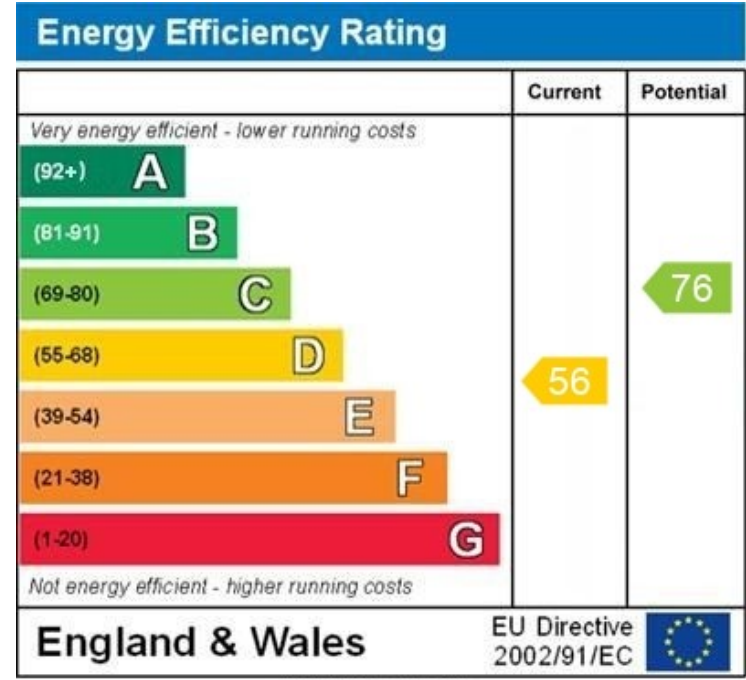
Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX.

Directions

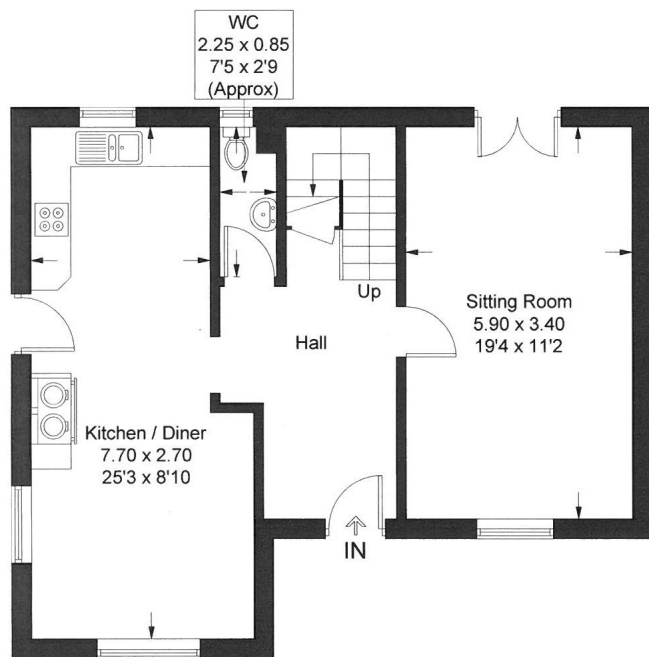
Leave Totnes on the A381 Newton Abbot Road. Turn left opposite Red Post Garage and follow this road for approximately 2.26 miles following the signs for Broadhempston. Until reaching Vicarage Cross, turn right onto Houndhead Lane continue for 340 metres where you will turn right onto No Place Hill and the property can be found on your right.

What3words: rolled.lasted.confident

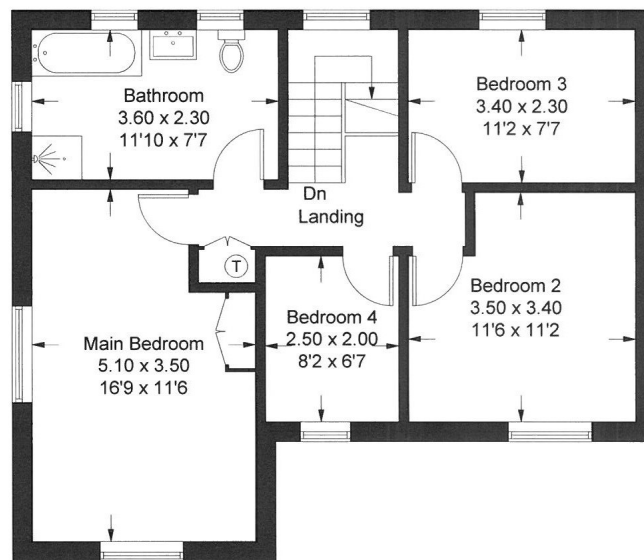


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Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft

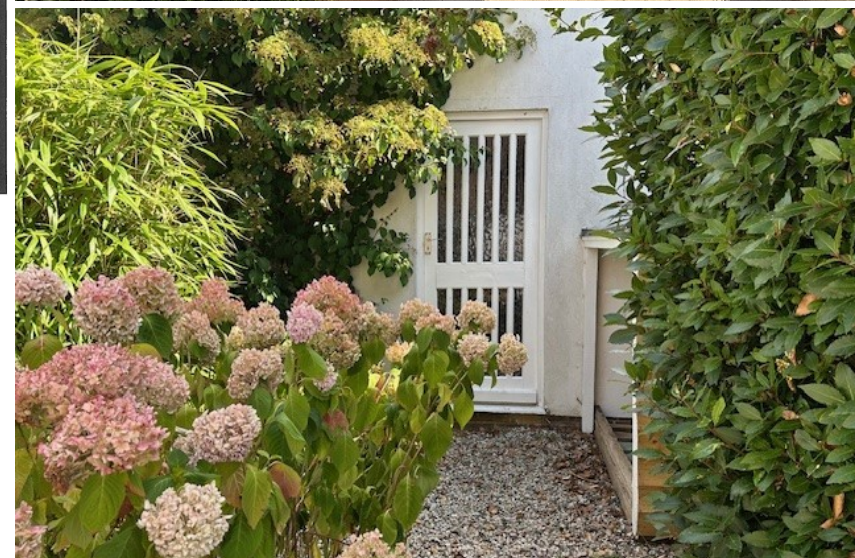


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233227)



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