

Established

RENDELLS

1816



19 Station Road, Totnes, TQ9 5JG

Guide Price £289,000

A spacious three-bedroom semi-detached family home with good sized enclosed rear gardens with direct access onto Borough Park, the property is centrally located in Totnes.

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DRO01229

Situation

19 Station Road is a well proportioned home offering space for all the family. This wonderful family home is a short walk to amenities. There is also direct access on to Borough Park which is great for recreational activities and dog walking. Totnes possesses a railway station sited on the mainline that links Penzance with London Paddington. To the west, flanking Dartmoor National Park, is the A38 Devon Expressway for travelling to Plymouth, Exeter and beyond via the M5 Motorway. In the opposite direction, to the east, are the attractive resort towns of Torbay and to the south the beautiful South Hams countryside and coastline.

Description

19 Station Road represents a good opportunity to create a family home with level front and rear gardens a particular feature having direct access from the rear gardens out to Borough Park and to the Pavilion and bowling green with a gentle level walk to Totnes town centre. Offering three-bedrooms and a family bathroom with some original features with stripped wooden floor boards, good ceiling heights and double glazing.

Accommodation

Entering in through double glazed porch door into inner hall. Dining room with good ceiling height, chimney breast with a feature fireplace, views over the front garden. Kitchen with a range of under counter and wall mounted units, inset spotlights, sink and a half drainer, space for a dishwasher, washing machine, gas cooker. There is a double glazed stable door opening out onto the enclosed rear gardens, useful understairs storage cupboard. Sitting room spanning the full width of the property with exposed wooden floorboards, good ceiling heights, views over the front and the rear gardens with inset woodburner and slate hearth. The stairs raise from the inner hall to spacious landing with useful storage cupboard, cupboard housing a gas boiler and three coil hot water cylinder. Window looking over rear gardens and over Borough Park. A family bathroom with pea-shaped bath and shower with built in shower valve and screen, hand wash basin and W.C. Master bedroom with built-in wardrobes, two windows overlooking the front gardens and built-in cupboard. Bedroom two with stripped wooden floorboards with front aspect, good ceiling heights. Bedroom three with views over the garden and Borough Park.

Outside

The property is accessed from the pedestrian gate through the front garden path leading up to the front door with some mature planting either side with

a lawned area to the front. A good sized garden, the current owners have had chickens there in the past. With side access to the rear gardens with useful modern wooden shed. There is stable door leading out from the kitchen with level lawned area with gated picket fence to vegetable growing area, a green house and useful storage shed with direct pedestrian access to Borough Park. Excellent open space for children to play.

Services

Mains electricity, mains water, mains gas boiler with separate triple coil hot water cylinder heated from the woodburner in the sitting room and the solar panels from the roof.

Parking

Zone parking permits are available and also parking on the cut in on station road which is for resident parking further parking permits are available for the council car park next to the pavilion.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

Council Tax

Council tax band B

Energy Performance Certificate

Energy performance rating C

Viewing

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

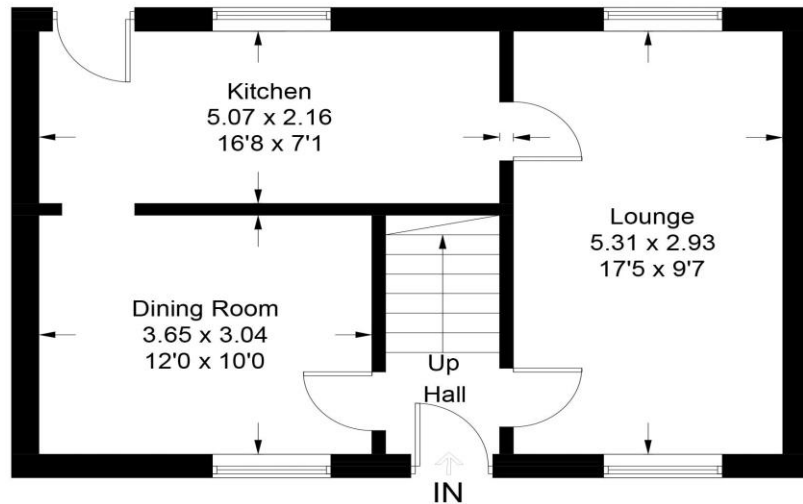
Directions

From the Plains roundabout continue on Coronation road passing Morrisons on the right, at the next roundabout take the second exit staying on Station Road Number 19 can be found on your right and shortly after is a "cutting in" for residents parking.

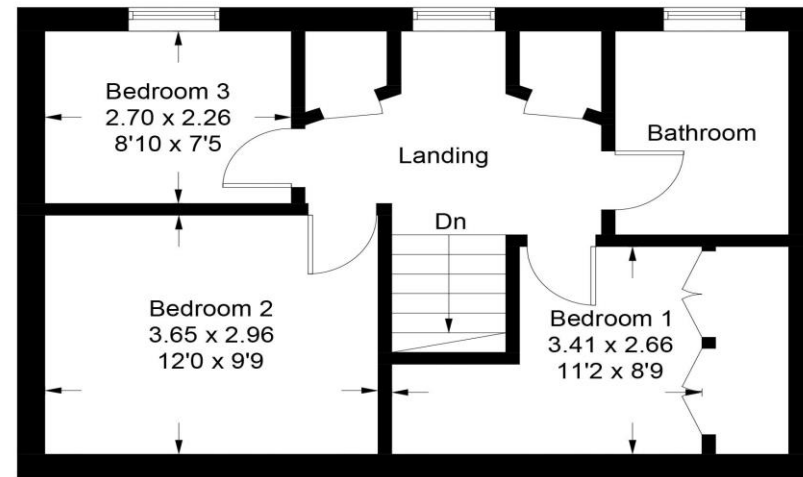


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Approximate Gross Internal Area = 88.3 sq m / 950 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID729291)

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