



**9 Church Park Close**  
Diptford, Totnes, TQ9 7PH

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## 9 Church Park Close, Diptford, Totnes, TQ9 7PH

Situated in the village of Diptford, within a quiet cul-de-sac, a substantial architect designed bungalow which has been completely renovated by the current owners. Offering off-street parking, garage, beautiful wrap-around garden and countryside views.

An entrance porch opens into the hallway which offers ample storage and gives access to the kitchen which has a central island, integrated appliances and separate pantry. From the kitchen doors open into a dual aspect dining room, which could also be used as a third bedroom if required. The ample sitting room has high ceilings and feature stone wall with wood burner, the sitting room leads to an integral conservatory with sliding doors leading to a patio area. There are two double bedrooms both of which have en-suites. There is also a separate family bathroom. A rear porch gives access outside and stairs descend to the lower ground floor which gives access to the garage and a utility room.

Outside is wraparound garden which is mostly laid to lawn with variety of plants and shrubs. The patio area which is accessed from the conservatory has an electric awning making this the perfect area for al fresco dining. There is a summer house which has power, two garden sheds and a greenhouse.

Services: Mains electric, water and drainage. Oil fired central heating.

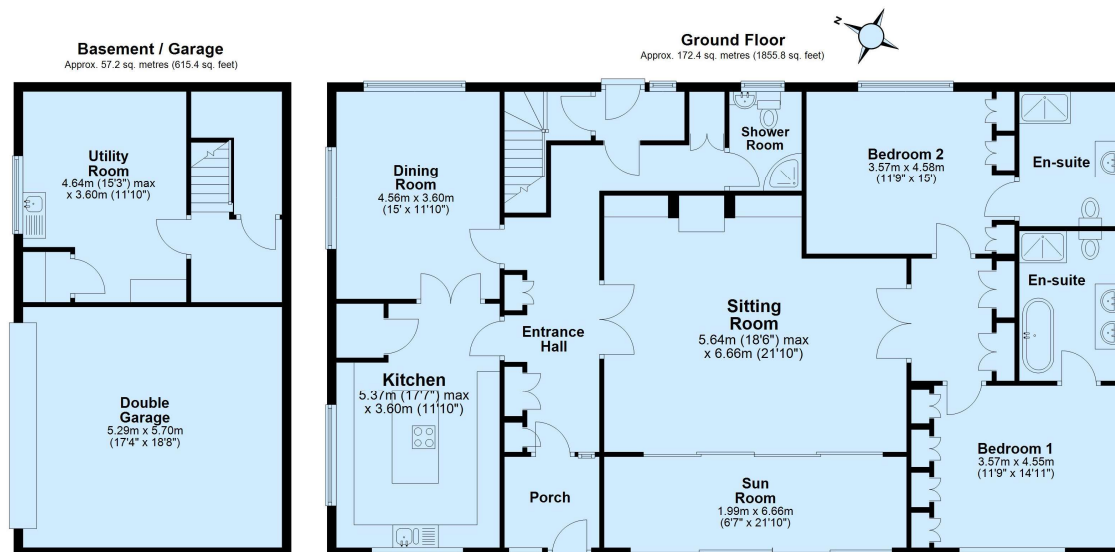
Diptford is a village that has a strong local community, primary school, village tennis court, playing field and is surrounded by unspoilt rolling Devonshire countryside. The nearby market town of Totnes has a mainline railway station giving direct connections to London Paddington and Waterloo with easy 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. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

### KEY FEATURES

- Beautifully presented detached bungalow
- Refurbished by the current owners
- Driveway parking and garage
- Wraparound garden
- Countryside views
- Conservatory leading to a patio area with awning
- 2 Double bedrooms, both with en-suites

BEDS 2 | BATHS 3 | RECEPTS 2 | EPC D | COUNCIL TAX Band E | TENURE Freehold

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Total area: approx. 229.6 sq. metres (2471.1 sq. feet)



#### IMPORTANT NOTICE

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**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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