

LITTLE ROUWDEN LANDSCOPE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



LITTLE ROUWDEN

Sitting in an elevated position with commanding views over the neighbouring countryside is this contemporary three bedroom, dormer bungalow sitting in half an acre with garaging and ample off street parking with further outbuildings.

The entrance hall leads through into the living room, which is a lovely split level room with a raised dining area with lovely picture windows overlooking the garden and a feature fireplace with a wood burner. The fitted kitchen has a range of wooden wall and base units and a range cooker with a utility room off the Kitchen. Also on the ground floor are two good size double bedrooms and a family bathroom. On the first floor is the principle bedroom again with lovely views and an ensuite bathroom.

Outside the house is approached via a tarmacked driveway with ample parking and a garage there are further outbuildings including a workshop and store and a summerhouse. The gardens are mainly laid to lawn with shrubs and trees and a vegetable garden.

Little Rouwden is located in the lovely village of Landscope, which has a thriving primary school, a church and a family owned public house and is some four miles from the bustling medieval market town of Totnes, beside the River Dart. Totnes is the commercial centre for this part of Devon and in addition to it's market there is a good selection of local shops, supermarkets, restaurants and inns. Totnes has a mainline railway station giving direct communications with London, whilst the A38 Devon Expressway, is some 10 minutes from the property, so gives fast access to Plymouth and Exeter where it joins the M5 Motorway. Schooling in the area is excellent, with a number of well regarded primary and secondary schools close by.





KEY FEATURES

- Half an acre
- Detached
- Superb Countryside Views
- Ample Parking
- Outbuildings





PROPERTY DETAILS

Property Address

Little Rouwden, Landscope, Ashburton, Devon

Mileages

Totnes 4 miles Exeter 23 miles Plymouth 22 miles (approximately)

Services

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

EPC Rating

Current: 68, Potential: 78

Council Tax Band

F

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. 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.

FLOORPLAN

**Approximate Gross Internal Area 1605 sq ft - 149 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1295 sq ft – 120 sq m

First Floor Area 310 sq ft – 29 sq m

Garage Area 178 sq ft – 17 sq m

Outbuilding Area 630 sq ft – 59 sq m





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Totnes Office

01803 847979 | totnes@marchandpetit.co.uk

Waterside House, The Plains, Totnes, Devon, TQ9 5YS

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590