



- ✔ Well presented mid terraced home situated in a convenient location for the town centre and amenities
- ✔ Character features including exposed stone walls and joists, and a bespoke Ash staircase
- ✔ Lounge/dining room with log burning stove
- ✔ Kitchen
- ✔ Two bedrooms
- ✔ Family bathroom
- ✔ Loft room
- ✔ Rear patio garden enclosed by timber fencing

A well presented terraced home situated within walking distance of the town centre and amenities with benefits including character features, two bedrooms, loft room and enclosed patio garden.



A part glazed front door opens into the lounge dining room where there is space for dining table and chairs, window to the front of the property with wooden window cill and window seat providing storage under, log burning stove with wooden mantle and exposed wall. A real feature of this room is the bespoke Ash staircase which rises to the first floor. An opening from the lounge leads into the kitchen which is fitted with a range of wall and base level units with granite work surfaces and granite basin with mixer tap. There is a fitted 5 burner gas hob with electric oven under, space and plumbing for washing machine and space and plumbing for dishwasher. There is a double glazed window and door to the rear of the property.

On the first floor and accessed from the bespoke Ash staircase are two bedrooms and the family bathroom. Bedroom one has an exposed stone wall with timber frames, pine flooring and a double glazed window to the front of the property. Bedroom two has a double glazed window to the rear of the property and an exposed stone wall. The family bathroom is part tiled and fitted with ball and claw bath with mixer tap and telephone hand shower attachment, low level WC and wash hand

basin inset into vanity unit. There is an obscured double glazed windows to two sides, a linen cupboard with space for dryer, a cupboard housing the gas fired combination boiler and a ladder style heated towel rail/radiator. A paddle staircase rises from the first floor landing to the loft room which has an exposed stone wall, two large Velux windows and eaves storage.

Outside of the property and accessed from the kitchen is the garden, laid to patio and enclosed by timber fencing.

21 Warland is freehold and is connected to all mains services with gas fired central heating.

For more information, or to make an appointment to view, please contact 01803 866336.



Our View "A well presented home in a convenient location for the town centre and amenities"



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



21 Warland, Totnes
Total Area: 86.2 m² ... 928 ft²

