



10 The Bourtons



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Newton Road, Totnes, Devon, TQ9 6LS

A38 6 miles, Newton Abbot 9 miles, Plymouth 24 miles

An extremely well presented and spacious townhouse, situated within a small select development on the edge of Totnes.

- 3 Reception Rooms
- 3 Spacious Bedrooms
- Master Ensuite
- Garage & Allocated Parking
- Countryside Views
- Landscaped Gardens
- Freehold
- Council Tax Band D

Guide Price £455,000

Situation

10 The Bourtons is located in a small select development within striking distance of Totnes Town centre. The Bourtons development was converted from a hotel a number of years ago. The property offers good access to Totnes, Newton Abbot and the surrounding countryside. Totnes is a bustling market town full of interest and with a range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Plymouth and Exeter and the M5 beyond. Main line rail links to London Paddington are also located in Totnes.

Description

The property is an attractive and extremely well-presented townhouse which has been tastefully renovated by the current owners since they purchased it in 2008. The property is set over three floors and has three reception rooms spread over two floors along with three bedrooms with one ensuite. A conservatory/sun room has been added to the rear. The gardens to both the front and rear of the property have been tastefully landscaped.



Accommodation

From the entrance hallway you enter a light and spacious kitchen/dining room which has been tastefully modernised by the current owners. There is a mixture of integrated appliances including Rangemaster electric cooker and a large American Style fridge freezer. Leading from the kitchen/dining room is an inner hallway that leads a well sized utility room and downstairs W/C. Beyond the inner hall is an attractive living room with double doors to the conservatory/sun room and a further door to the rear lobby and door to rear garden. On the first floor there is a landing and spacious second living room benefiting from countryside views and an attractive fireplace (this room has the potential to use as a 4th bedroom if required). The master bedroom with ensuite bathroom is also located on this level. On the second floor there is a separate family bathroom plus two double bedrooms, one of which enjoys elevated views across the countryside and Totnes.

Outside

The front of the property has a tastefully landscaped garden with an area of lawn and well-established flowerbeds and a sunny terrace to enjoy outdoor dining. To the rear of the property is a courtyard garden with steps giving rear access to the property. Located to the front of the house there is a single garage that provides additional parking. There is also 2 allocated parking spaces and additional guest parking.

Services

Mains water, gas, drainage and electricity.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

Viewing

Strictly by prior appointment with Stags Totnes on 01803 865454.

Directions

From Totnes proceed on the A381 towards Newton Abbot. Continue for approximately half a mile and The Bourtons is located on the left-hand side. Proceed into the development and the property is located on the right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Ground Floor
73.0 sq.m. (291 sq.ft.) approx.

Garage
2.77m x 5.16m
9'1" x 16'11"

Conservatory
3.34m x 4.27m
11'0" x 14'0"

Sitting Room
4.71m x 4.59m
15'5" x 15'1"

Kitchen/Dining Room
3.68m x 6.83m
12'1" x 21'9"

Utility Room
2.42m x 1.97m
8'0" x 6'6"

Hall

Lobby

1st Floor
93.0 sq.m. (358 sq.ft.) approx.

Sitting Room/Bedroom 2
4.71m x 5.49m
15'5" x 18'0"

En-suite
3.54m x 1.71m
11'7" x 5'7"

2nd Floor
83.6 sq.m. (327 sq.ft.) approx.

Bedroom 1
4.71m x 4.59m
15'5" x 15'1"

Bedroom 3
4.71m x 4.59m
15'5" x 15'1"

Bedroom 4
4.71m x 4.67m
15'5" x 15'4"

En-suites
3.54m x 1.71m
11'7" x 5'7"

Landing

Eaves Storage

Cupboard

Stairs

North Arrow

TOTAL FLOOR AREA: 209.3 sq.m. (2156 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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