



8 The Bourtons



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

A beautifully presented townhouse
with enclosed gardens, garage and
parking, situated within a small select
development on the edge of Totnes

- Elegant 3 bedroom townhouse
- Seamless indoor-outdoor spaces
- Luxurious master suite
- Versatile accommodation
- Landscaped front and rear gardens
- Two garages and allocated parking
- Nearby local amenities
- Easy access to major transport links
- Freehold
- Council tax band E

Guide Price £425,000

SITUATION

The Bourtons is located in a small select development within striking distance of Totnes Town centre, 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

Discover the epitome of refined living at 8 The Bourtons on Newton Road, Totnes. This 3-bedroom haven blends classic charm with modern amenities. Delight in spacious interiors, a landscaped front garden, and a tranquil rear courtyard, perfect for al fresco dining. Dual garages and allocated parking spaces add convenience. Your dream home awaits.

ACCOMMODATION

As you step into the inviting entrance hall with stairs rising to the first floor. The sitting/dining room features large bay windows that flood the space with natural light. A feature fireplace adds character, setting the tone for cosy evenings. The adjacent open-plan kitchen/breakfast room has a comprehensive range of units, a double oven, and an electric hob with an extractor hood. Patio doors seamlessly connect the space to the rear courtyard

garden, creating a harmonious indoor-outdoor flow. A practical utility room and a convenient downstairs cloakroom complete the ground floor, enhancing the functionality of the home.

Upstairs, a generously sized sitting room boasts large bay windows, offering elevated picturesque views. The master bedroom, adorned with an ensuite bathroom and built-in wardrobes, exudes comfort and style.

The second floor introduces two double bedrooms, one featuring built-in wardrobes, accompanied by a family bathroom.

OUTSIDE

Step into the front garden, a meticulously landscaped oasis with well-established flowerbeds and a sunny terrace, an ideal spot for outdoor dining and relaxation. The rear courtyard garden, accessed through patio doors, is a private retreat adorned with steps offering rear access to the property.

The property benefits from two garages, two allocated parking spaces, and additional guest parking, ensuring convenience for both residents and visitors alike.

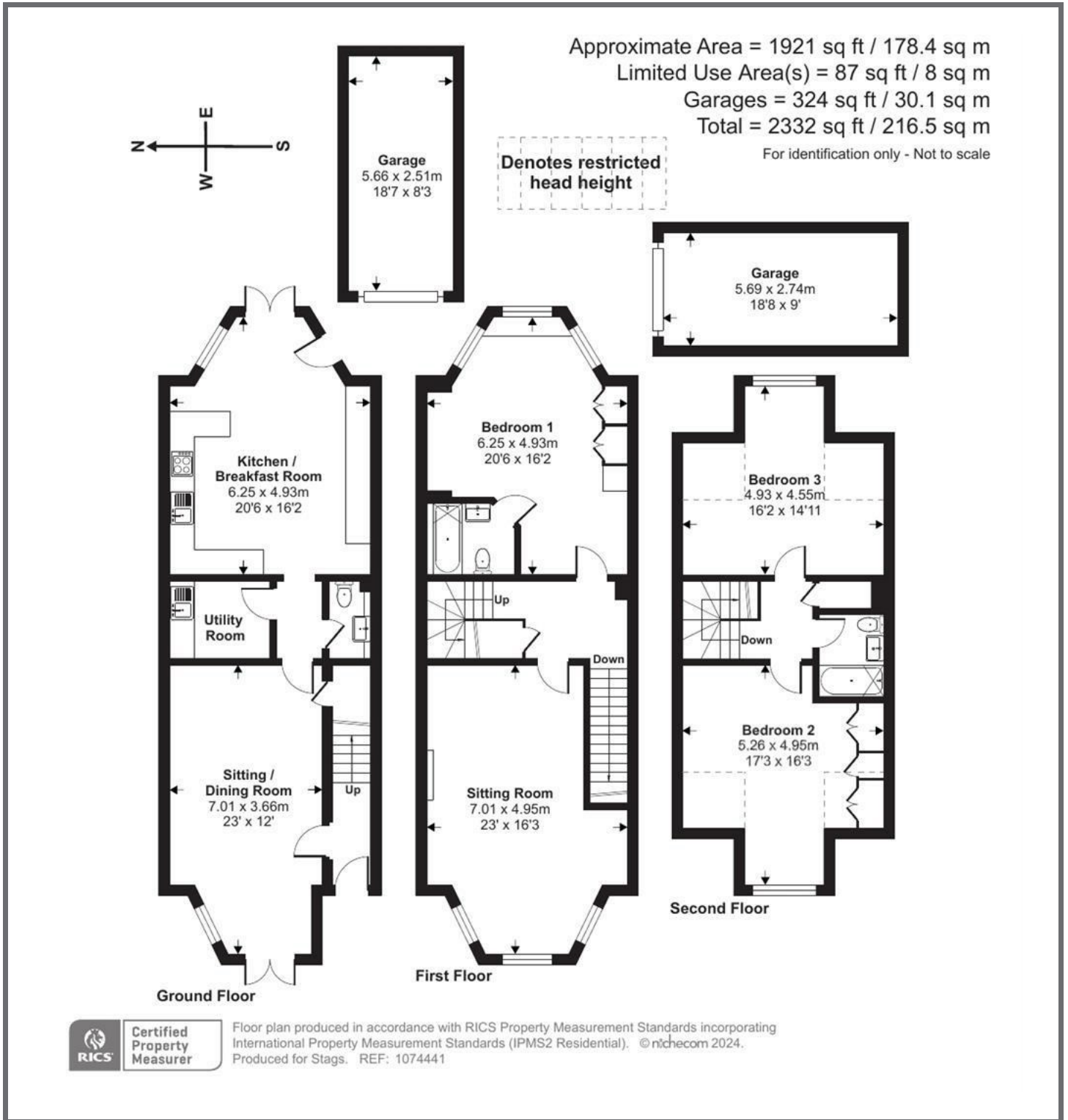
SERVICES

Mains water, gas, drainage and electricity.

DIRECTIONS

From Totnes proceed on to 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.



Energy Efficiency Rating		Current	Potential
<i>(Not a rating) - lowest energy costs</i>			
101-150	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-20	G		
<i>(Not a rating) - higher energy costs</i>			
England & Wales		EU Directive 2002/91/EC	

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