



47a Westonfields

47a Westonfields, , Totnes, Devon, TQ9 5QX



Torquay: 7 miles Plymouth: 24 miles
Exeter: 27 miles

A versatile detached house situated within close proximity of the town centre

- Tastefully Presented
- Close to Amenities
- Built in 2020
- Open Plan Living
- 3 Double Bedrooms
- Off-road Parking
- Courtyard Garden
- Freehold
- Council Tax Band E

Offers In Excess Of
£400,000

SITUATION

Bridgetown is a popular residential area only a short distance from the centre of Totnes and the banks of the River Dart. Totnes is a bustling Elizabethan market town full of interest with a wide 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 6.5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

DESCRIPTION

47a Westonfields is a delightful and versatile property situated in the heart of Bridgetown, just a short walk from Totnes town centre. The property, which was constructed in 2020, offers ample accommodation across three storeys including an open plan reception space and three double bedrooms, plus pleasant outside space providing parking and a courtyard garden.

ACCOMMODATION

The ground floor features excellent open plan living space creating a sitting and dining area in a triple aspect room with French doors opening to the garden creating a social space. The kitchen is fitted with a range of modern slate coloured wall and base units coupled wood effect worktops with an overhang to create a breakfast bar. There is a range of fitted appliances which include an electric oven and hob as well as a dishwasher with space for further appliances. There is also a downstairs cloakroom with useful storage space.

The first-floor plays host to two double bedrooms, both enjoying a southerly aspect with an outlook towards the surrounding countryside while the guest bedroom

features built in storage. There is a family bathroom comprising a shower over bath, wash basin, cupboard housing the boiler, and WC. From the hallway there is access to a study with the stairs rising to the second floor.

On the second floor is the further bedroom with skylights providing plenty of light into the room which could be used as a studio, exercise room, or therapy room plus access into the eaves storage. There is an en-suite shower room consisting of a shower, wash basin and WC.

OUTSIDE

To the front of the property is off road parking for two cars; the outside area wraps around to a courtyard garden with stone shavings and a decked patio area leading from the dining area. There is a separate pedestrian access from the garden to Westonfields.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

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

VIEWINGS

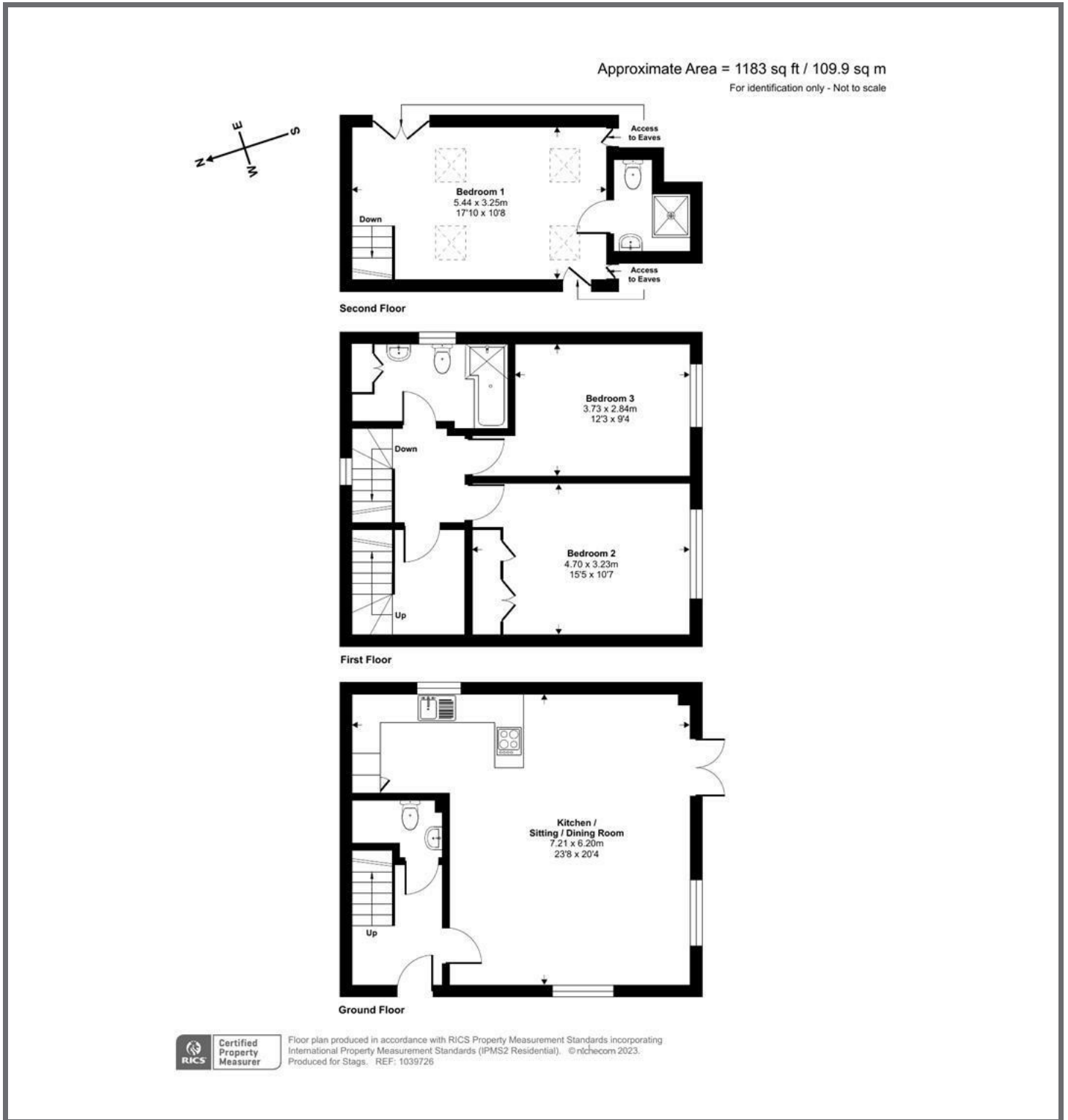
Strictly by appointment through the agents please on 01803 865454.

DIRECTIONS

From Totnes drive over the old bridge and take the first turning right onto Seymour Road. Follow this road past St Johns Primary School bearing left up the hill. Continue up the hill onto Westonfields where, after 75 meters, the property can be found on the right.

What3words: chestnuts.payout.circling





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
(92-100) A	Green	85	94
(81-91) B	Light Green		
(69-80) C	Yellow		
(55-68) D	Orange		
(39-54) E	Red-Orange		
(21-38) F	Red		
(1-20) G	Dark Red		
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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