



Bellever



A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

Superb family home with stunning views, south-facing garden, and garage in prime Totnes location

- Character-filled property
- Convenient location
- Spacious accommodation
- Versatile outdoor space
- Stunning views over Totnes and countryside
- Garage and workshop
- Sought after address
- Easy access to major transport links
- Freehold
- Council tax band E

Guide Price £800,000

SITUATION

Located in a highly sought after address in Totnes, 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 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. The property is situated on the edge of town with close access to open countryside yet within easy walking distance of shops, cafes, restaurants and the River Dart. The coast and Dartmoor are a short drive away.

DESCRIPTION

Bellever is being offered for sale for the first time in over 40 years and presents a rare opportunity to own a much-loved family home in one of Totnes' most sought-after areas. This property steeped in character has the potential for reconfiguring if required, allowing the new owners to tailor it to their tastes and needs. With its proximity to Totnes Town Centre, schools, restaurants, and the mainline station, Bellever embodies the quintessential Totnes lifestyle, blending convenience with the tranquillity of its picturesque surroundings.

ACCOMMODATION

Upon entering through the entrance vestibule, you are greeted by an inviting inner hallway leading to the staircase and a convenient storage cupboard. The kitchen/breakfast room, with its ample base and wall units, offers a cosy space for family gatherings and leads out to the rear garden and garage. A downstairs cloakroom adds practicality to the ground floor. The two generously sized reception rooms, adorned

with large south-facing bay windows and elegant fireplaces, exude charm and provide breath-taking views of the front garden and surrounding hills.

Upstairs, four bedrooms offer comfortable accommodation, with the front two bedrooms boasting bay windows and stunning vistas. A separate cloakroom and a family bathroom complete the upper level.

OUTSIDE

The front of Bellever features a spacious garage with an attached workshop with underfloor heating and insulated roof that could be used as an office, studio or guest quarters, subject to the necessary consents. An additional outside store provides ample storage for gardening equipment and more.

The beautifully maintained south-facing garden at the rear is mostly laid to lawn with mature trees, shrubs, and flowerbeds creating a picturesque setting. Enjoy sweeping views over Totnes and the idyllic countryside beyond, making every moment spent outdoors a delight.

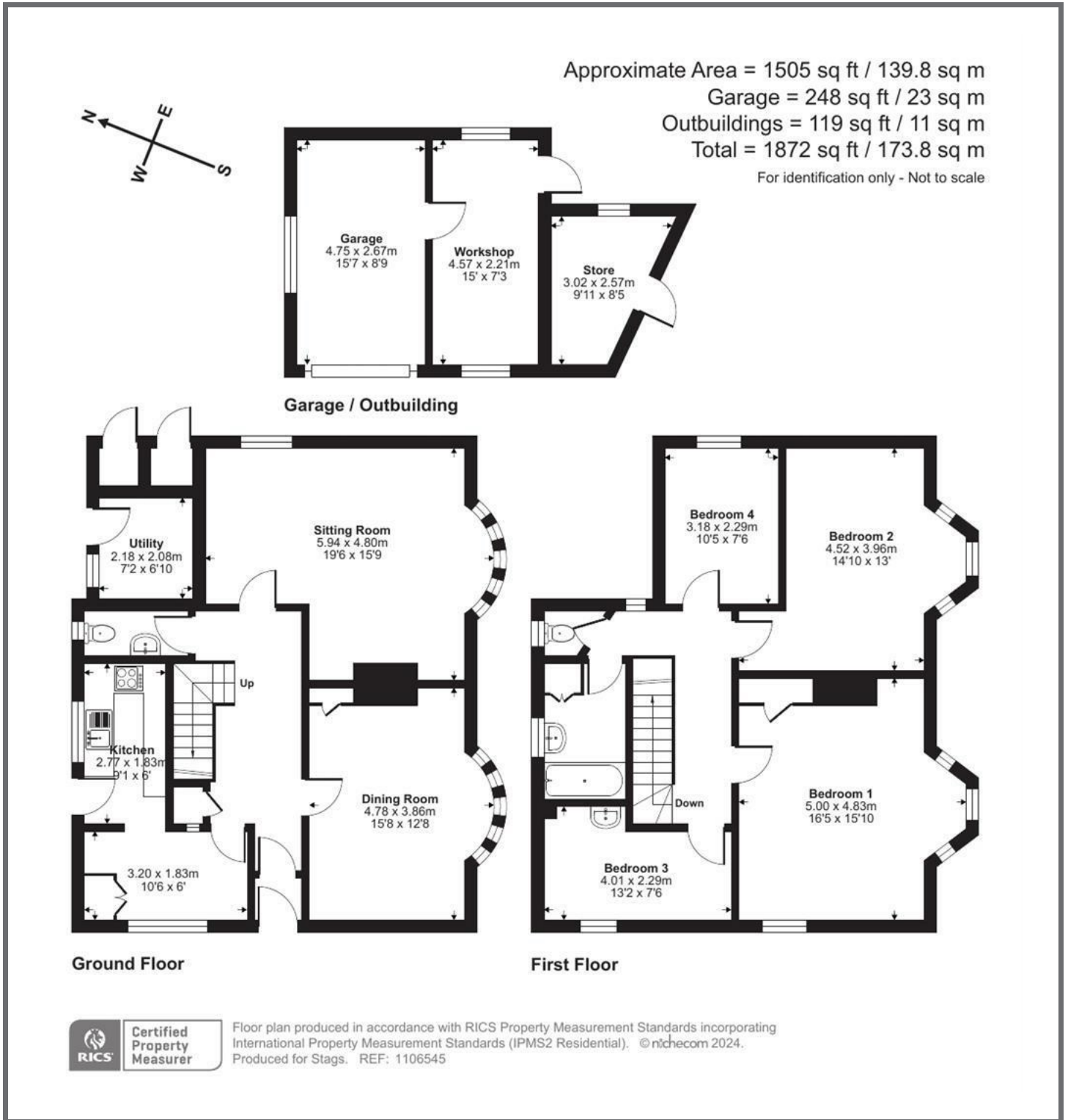
SERVICES

All mains services connected. Gas fired central heating. Ultrafast broadband and major mobile networks available.

DIRECTIONS

From Totnes proceed up the hill on the A385 to Paignton, taking the left-hand turn in Bourton Road, which is at the lower end of Jubilee Road. Proceed along Bourton Road and turn right up Jubilee Road and where the property can be found on the right.





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	(81-91) B	(69-88) C	(55-77) D
(49-68) G	(35-48) F	(21-34) E	(1-12) D
(1-48) G	(1-12) D	(1-12) D	(1-12) D

Net energy efficient - higher scoring code

England & Wales EU Directive 2002/91/EC

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