



21 The Bourtons



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

A delightful 3 bedroom home with landscaped gardens, two garages and parking, situated within a small select development on the edge of Totnes

- Delightful 3 bedroom home
- Seamless indoor-outdoor spaces
- Master bedroom suite
- Versatile accommodation
- Garden room and utility
- Two garages and off-street parking
- Beautiful landscaped gardens
- Easy access to local amenities
- Freehold
- Council tax band D

Guide Price £440,000

SITUATION

21 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

This low-maintenance delightful home boasts an open plan layout, 3 good sized bedrooms, landscaped gardens, two garages, and allocated parking. Additional features include a garden room, utility, and master bedroom offering an en-suite and spectacular bay window views. Ideal for those seeking tranquillity without compromising on convenience. However, it is the breathtaking views over Totnes and the surrounding countryside that set this property apart. From the lounge and the garden room you can see over an old apple orchard and farmland to the Steam Train Station, Totnes castle and the river dart. From the front bedrooms, there is a view over fields and woods.

ACCOMMODATION

Step into the welcoming entrance hallway featuring a storage cupboard and downstairs cloakroom, leading to the utility room with rear door leading to the garage/parking area. The spacious open-plan living/dining area provides a seamless flow, perfect for entertaining or relaxing, with

ample natural light and access outside to the scenic decking area. An arch leads you through to the modern kitchen fitted with a comprehensive range of base and wall units with integrated appliances. A delightful garden room completes the ground floor providing a peaceful location to relax.

Ascend the stairs to the first floor landing, where an airing cupboard complements three well-appointed bedrooms, including the master bedroom boasting stunning bay window views and an en-suite bathroom.

OUTSIDE

The property boasts off-street parking and a single detached garage at the front of the property, with a convenient path leading around the side.

The rear garden, terraced and beautifully landscaped, offers a serene retreat interspersed with a variety of flowerbeds, shrubs, and trees. From the sitting room is a delightful decking area perfectly positioned to enjoy outdoor relaxation and al fresco dining.

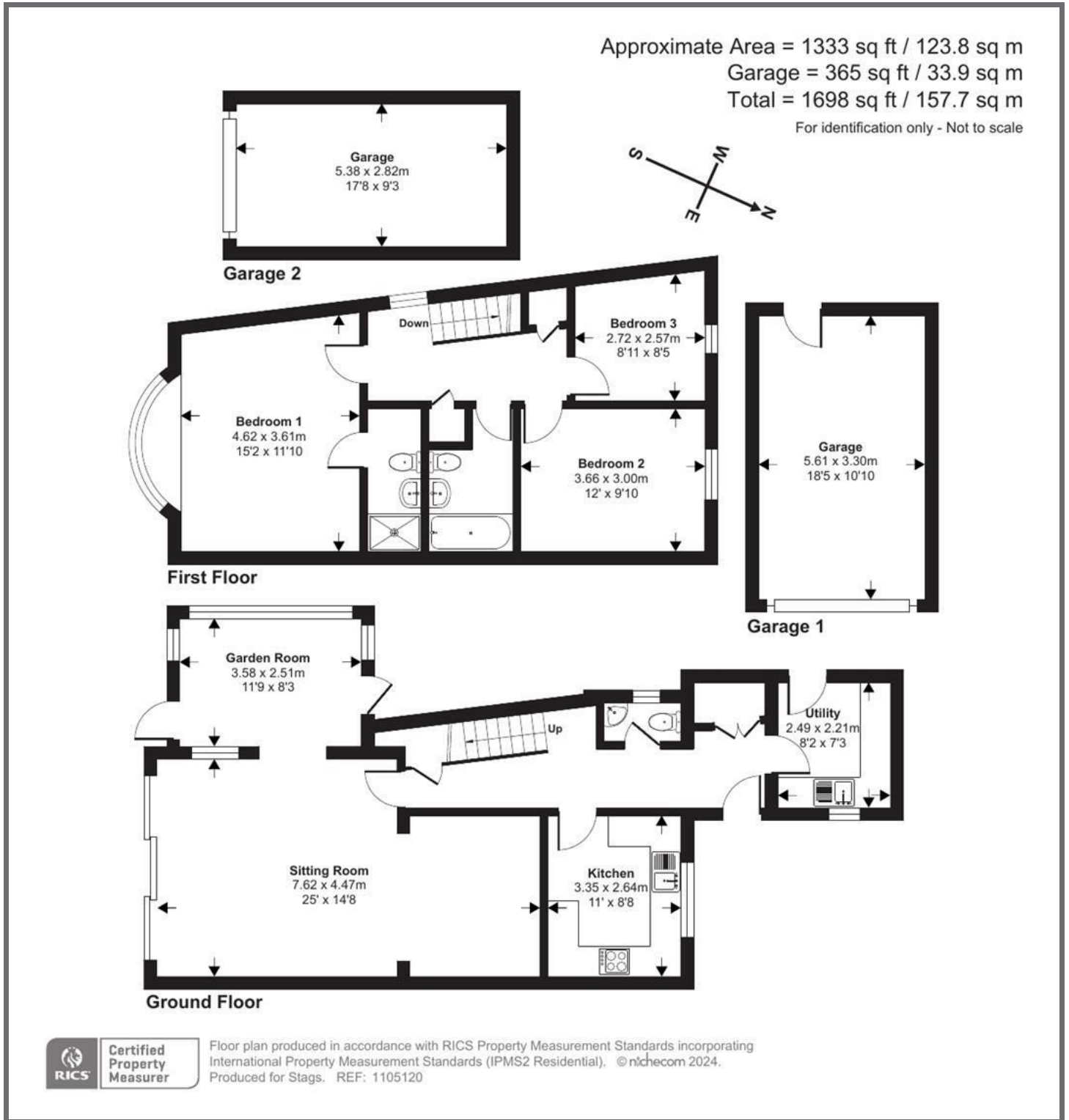
SERVICES

All mains services connected. Gas fired central heating. Ultrafast broadband and major network providers available.

DIRECTIONS

From Totnes proceed on the A381 towards Newton Abbot. Continue for approximately half a mile and use the second entrance on the left into the top end of The Bourtons. Proceed into the development and the property is located at the end of the row.





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 | (69-78) C | (55-68) D |
| (55-68) D | (49-54) E | (43-48) F | (35-42) G |
| (35-42) G | (1-34) H | | |
| Net energy efficient - higher scoring coats | | EU Directive 2002/91/EC | 70 |
| England & Wales | | | 60 |

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