



Brookside



Totnes 4.2 miles, Dartmouth 9.4 miles,
Exeter 32.8 miles

Detached bungalow with expansive gardens in sought-after village

- Spacious, light-filled living and dining rooms
- Well-appointed kitchen
- Three generous double bedrooms
- Beautiful wrap-around garden with stream
- Driveway providing ample parking space
- Potential to sell on additional land parcel
- Close to Totnes and Dartmouth amenities
- Easy access to major transport links
- Freehold
- Council tax band E

Guide Price £550,000

SITUATION

Brookside is situated within the charming and popular village of Tuckenhay enjoying two public houses, The Maltsters Arms and The Watermans Arms, and frontage onto Bow Creek. The village of Ashprington is approximately $\frac{3}{4}$ of a mile, boasting a strong community centred around a superb 15th Century church and an excellent inn, The Durant Arms.

The historic Elizabethan town of Totnes is approximately 3 miles away and is a bustling and thriving market town that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. There is a main line railway station in Totnes that allows access to London in a little over 3 hours.

DESCRIPTION

Brookside is a charming detached bungalow set in the idyllic village of Tuckenhay, Totnes. This property offers a rare opportunity to enjoy peaceful countryside living while being close to Totnes and Dartmouth. Featuring three spacious double bedrooms, a bright living area, and a well-equipped kitchen, Brookside is perfect for families or those seeking a tranquil retreat. The extensive wrap-around garden, bordered by a serene stream, provides a beautiful outdoor space.

ACCOMMODATION

Upon entering Brookside, you are greeted by a spacious hallway that leads to a well-appointed kitchen, complete with a range of wall and base units in a tasteful sage green finish. Adjacent to the kitchen is the dining room, a peaceful

space featuring dual aspect, floor-to-ceiling windows that overlook the lush garden and stream. This room flows seamlessly into the living room, which is light and airy, featuring a central fireplace and access to a sunroom.

The bungalow includes three generously sized double bedrooms, each offering ample space for comfortable living. These bedrooms are serviced by a three-piece family bathroom, ensuring convenience for all residents.

OUTSIDE

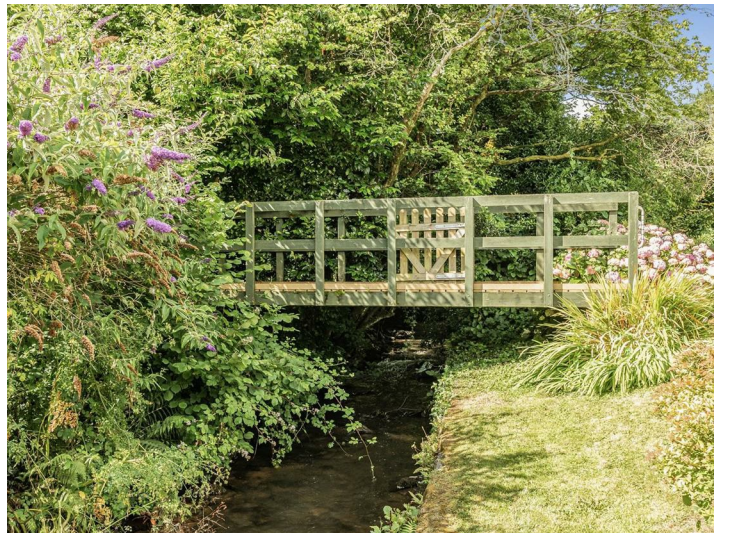
The exterior of Brookside is as impressive as the interior, with a driveway offering ample parking space. The property features a stunning wrap-around garden that is mainly laid to lawn, enriched with well-established flowers and shrubs. A charming stream runs along the southeast boundary, enhancing the garden's tranquil atmosphere. Additionally, there is potential to sell off a parcel of land, marked in blue on the provided plan, which is accessible via a bridge. This offers a unique investment opportunity for the new owners.

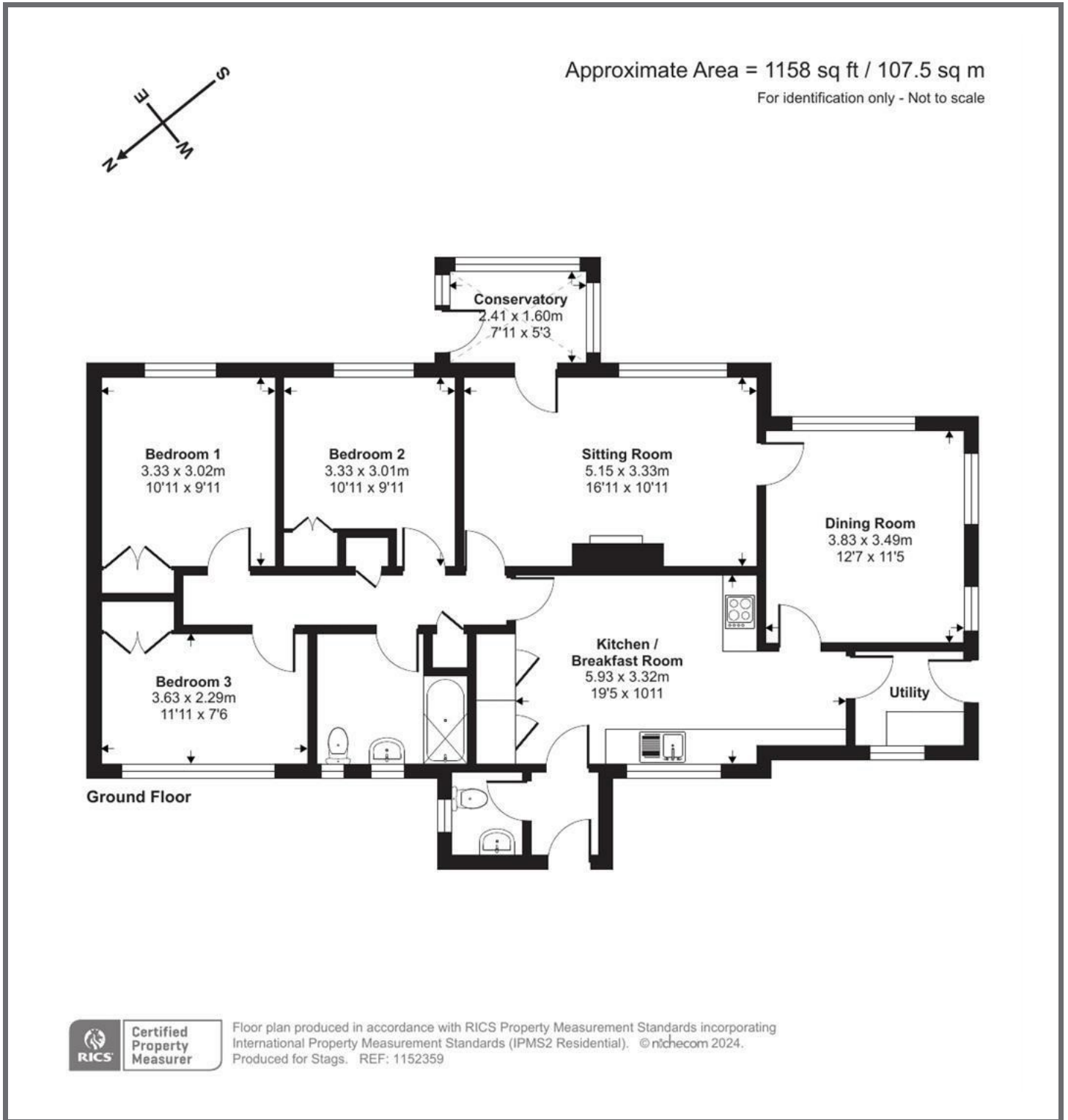
SERVICES

Mains water, drainage and electricity. Modern electric central heating.

DIRECTIONS

From Totnes, continue into Tuckenhay, passing the Maltsters Arms on your left and continue out of the village. Continue past the stone bridge turning into Bow Creek and the property can be found shortly on the left.





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	Very energy efficient - lower running costs		97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road, Totnes, Devon,
TQ9 5GN
01803 865454
totnes@stags.co.uk
stags.co.uk