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35 Higher Westonfields

35, Higher Westonfields, Totnes, Devon TQ9 5QY



A38 6 miles Torbay 6 miles Exeter 29 miles

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### 3-Bedroom semi-detached home with detached garage, extensive gardens and wonderful views in Totnes, Devon

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- No onward chain
- Popular residential area
- Well-proportioned light filled rooms
- Potential for modern upgrades and personalisation
- Detached garage and additional storage
- Beautifully maintained gardens
- Proximity to local amenities and schools
- Easy access to major transport links
- Freehold
- Council tax band C

Guide Price £475,000

#### SITUATION

Higher Westonfields is a popular residential road on the edge of the town centre. Local facilities include a well-respected primary school, shopping parade and bus services into the town centre and beyond. This particular house enjoys a delightful outlook over its own garden and the surrounding area to the fields and hills beyond.

Totnes possesses a varied range of retail outlets. Eateries/public houses and cultural/recreational facilities. It also has a railway station sited on the main line that links Penzance with London Paddington. To the west, flanking Dartmoor National Park, is the A38 Devon Expressway for travelling to Plymouth, Exeter and further afield along the M5 Motorway. Plymouth has a ferry port providing services to Roscoff in France and Santander in Spain whilst Exeter possesses an international airport. In the opposite direction, to the east, are the attractive resort towns of Torbay and to the south the beautiful South Hams countryside and coastline.

#### DESCRIPTION

35 Higher Westonfields is a wonderful semi-detached house, perfect for buyers to create their dream home. The property boasts wonderful views over its expansive gardens and surrounding hills, creating a serene setting. With spacious, light-filled rooms, this home provides comfortable living spaces, ideal for family life. Its potential, scenic views, and generous outdoor space make it an exceptional purchase for those seeking tranquility and convenience.

#### ACCOMMODATION

Upon entering the house, you are welcomed by a spacious hallway that leads to a large sitting room, which features a beautiful bay window offering views of the front garden. Adjacent to the sitting room is a well-proportioned kitchen with ample storage space and room for a breakfast table. A convenient utility area and a ground-floor WC complete this level.

Upstairs, the property features three bedrooms, each offering views over the garden or surrounding area. The main bedroom is generously sized with plenty of space for storage. The second and third bedrooms are ideal for children, guests, or home office use. A family bathroom with a bath and overhead shower serves these bedrooms.

#### OUTSIDE

The property is set within extensive gardens, providing plenty of outdoor space for relaxation and entertainment. The gardens are beautifully maintained with a variety of shrubs and plants, leading up to the front entrance via a well-kept path. The rear garden is particularly spacious, featuring a patio area perfect for outdoor dining, and a lush lawn bordered by mature trees and hedges, ensuring privacy. The property also benefits from a detached garage and additional storage space, accessed via a private driveway. The scenic views of the surrounding countryside add to the charm and appeal of this delightful home.

#### SERVICES

All mains services connected. Gas fired central heating.



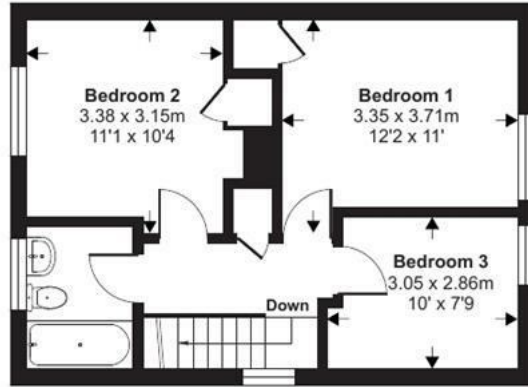
Approximate Area = 956 sq ft / 88.8 sq m

Garage = 136 sq ft / 12.6 sq m

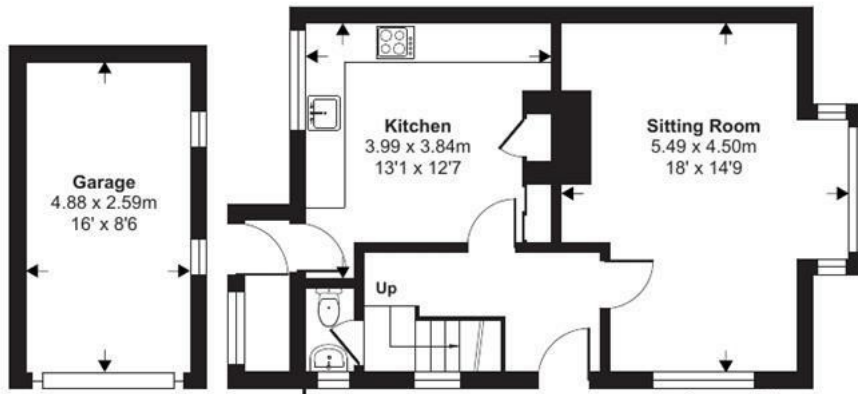
Store = 72 sq ft / 6.6 sq m

Total = 1164 sq ft / 108 sq m

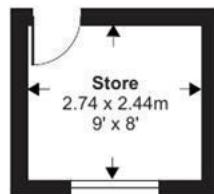
For identification only - Not to scale



First Floor

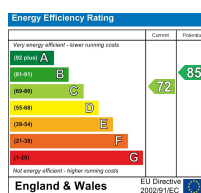


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1132586

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