



42 Copland Meadows



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, Totnes, Devon, TQ9 6ES

Newton Abbot 8 miles, Plymouth 24 miles, Exeter 28 miles

A spacious detached three-bedroom family home with parking, garage and garden

- Spacious master ensuite
- Two bathrooms
- Parking for four vehicles
- Garage
- Spacious recently fitted kitchen/diner
- Well-presented throughout
- Council Tax Band E
- Freehold

Offers In Excess Of £575,000

SITUATION

The property is situated in an enviable position in Totnes and enjoying an elevated position. Totnes is a bustling market town full of interest and with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage.

The facilities include a hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

42 Copland Meadows is set in a commanding position overlooking Totnes and the surrounding countryside. The property boasts flexible accommodation including sitting room with far reaching views, extended kitchen/diner, three bedrooms (one ensuite), family bathroom and cloak room. The property also offers plenty of parking and terraced gardens.



ACCOMMODATION

The front door opens to the entrance hall where is plenty of space for shoes and coats. This leads to two double bedrooms, both offer built in wardrobes and the rear bedroom has an air conditioning unit. The shower room is fully tiled with glass shower enclosure, hand shower and power shower, WC, wash hand basin and 3-panel mirror unit which is recessed into the wall with side lights. Understairs cupboard with further storage space.

Stairs rise to the first floor landing which leads to the sitting room, master bedroom and kitchen / diner. The sitting room offers stunning views across the surrounding countryside and is flooded with light. The extended kitchen / diner is fitted with Neff appliances including oven, 4 zone induction hob, dishwasher and washer /dryer as well as a range of wall and base units. There is also space for a free standing fridge / freezer and large dining table with rear door to the garden. Recently installed WC with wash hand basin. The master bedroom stretches the full width of the property with built in storage and a double aspect. The ensuite offers a bath with shower over, wash hand basin and WC.

OUTSIDE

Garage with new electric door to the front of the property with plumbing. Parking for up to four vehicles on tarmac drive. Steps lead up to the side of the property with rear terrace gardens. Electric points and outside tap. Decked area with a gravelled area.

Natural stone steps lead up to patio area inset into the bank which is ideal for alfresco dining and enjoying the splendid views over the town and countryside. There is also a useful storage area and greenhouse.

SERVICES

Mains electricity, water, drainage and gas central heating.

LOCAL AUTHORITY

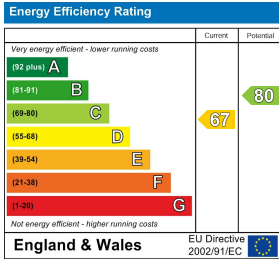
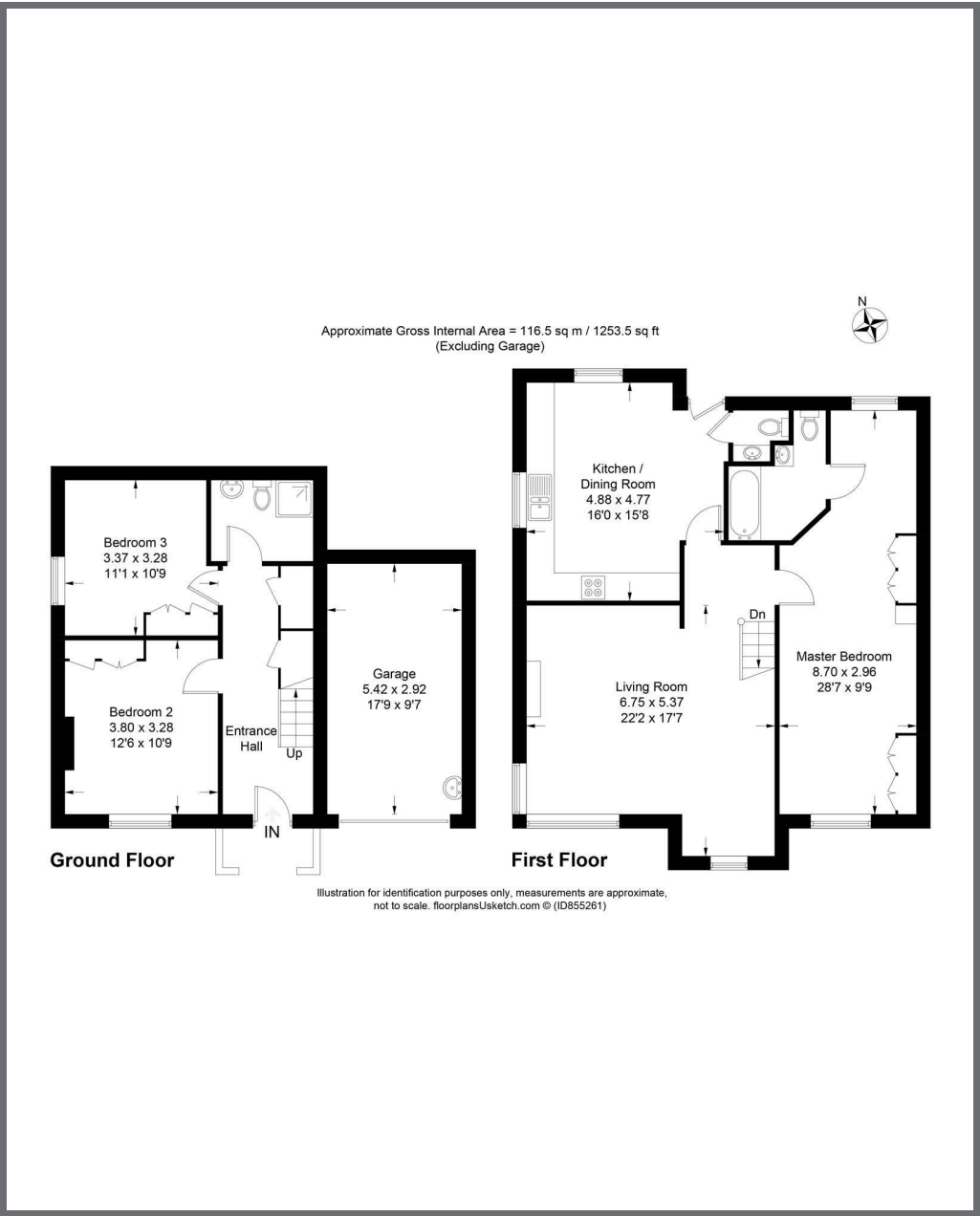
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VIEWING

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.



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.



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