

Cedars

Diptford, Totnes, TQ9 7NY

Approaching the property from the driveway, a picture window frames the reception room which really is the hub of the home. A large entrance hall leads into the living space, where there is a raised dining area just off the kitchen. There is a feature stone wall, with an open fireplace plus large patio doors which open onto the garden. When in bloom there is a beautiful Wisteria climbing over a wooden pergola above the patio. The kitchen has fitted floor and wall units, with space and plumbing for a dishwasher. When standing at the sink, you can enjoy an outlook to the garden and distant views of Dartmoor. A separate utility room has space for a fridge freezer, plus plumbing for a washing machine and tumble dryer, and there is another entrance to the home, via porch to the side.

In the "West" wing of the home you will find the main bedroom which has fitted wardrobes plus an en-suite bath and shower room, plus two further double bedrooms, both with en-suite shower rooms.

OUTSIDE

To the front of the property is a large driveway, which offers parking for several vehicles. There is an array of bushes and some low maintenance gravelled areas, offering space for plant pots should one require. The rear garden is mainly laid to lawn, with a mixture of colourful plants and bushes sitting around the border. A "Spring" garden, comes alive at the appropriate time of year and then other plants take their turn to bloom in the summer months. There are various patio areas, perfect for some outside dining furniture to enjoy some Al'fresco dining.

- Impressive and sizeable reception room
- Raised dining area
- Kitchen and separate utility room
- Three bedrooms, all with en-suites
- Beautiful lawned garden with an array of shrubs and plants
- Driveway parking for several vehicles and attached garage

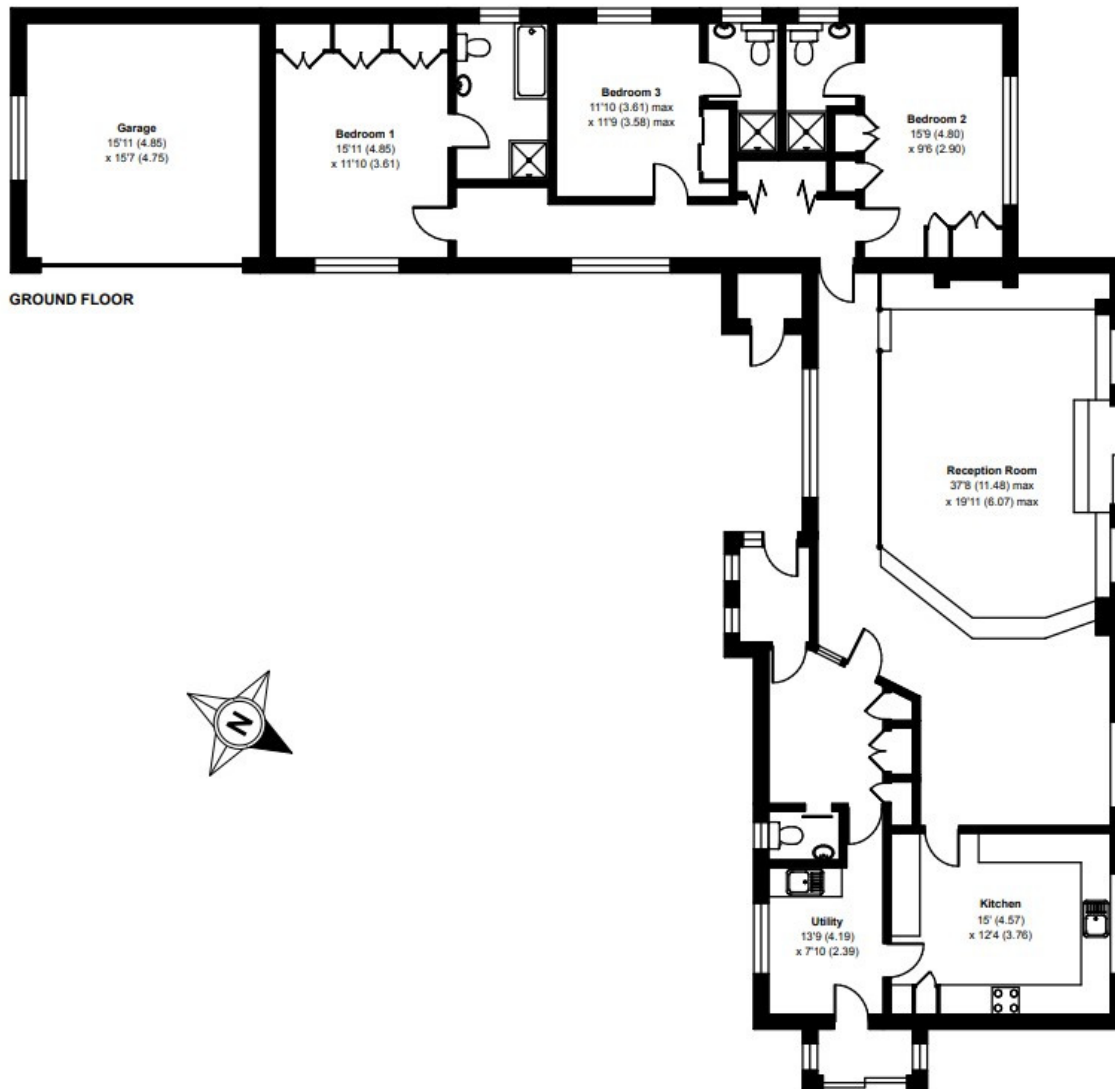
A superb detached bungalow situated on a level plot, which the current owners have very much enjoyed for 28 years. The property offers approximately 2,000 square foot of space with a fantastic sunken reception room.



6 Fore Street, South Brent, Devon, TQ10 9BQ
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Approximate Area = 2242 sq ft / 208.2 sq m (includes garage)

For identification only - Not to scale



SERVICES

Mains water, drainage and electricity are connected to the property and there is oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 0364 646170.

DIRECTIONS

what3words location
otherwise.gradually.light

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		