



Luscombe



Luscombe Maye

Since 1873



# Westonfields, Totnes

Guide Price £435,000

3 3 2





## DESCRIPTION

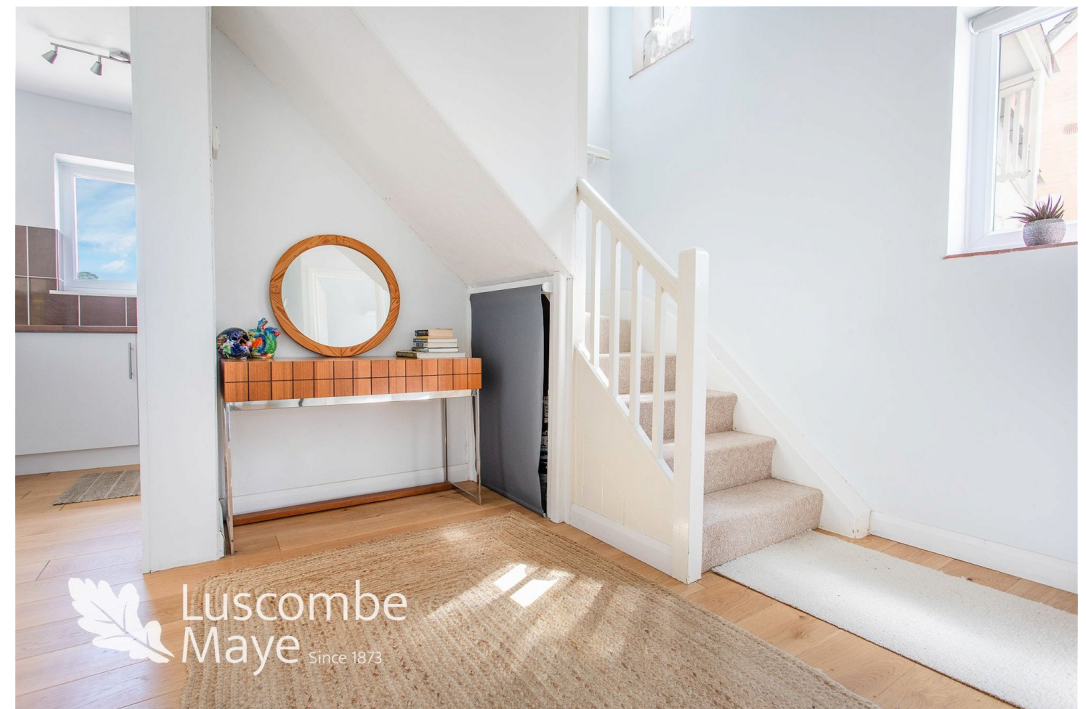
Luscombe Maye are delighted to bring to market this charming two bedroom semi-detached property with self contained studio annexe situated in an enviable position in Totnes. The property has been tastefully renovated by the current owner and allows for great family living with investment potential.

Stepping into the property, the entrance hall leads into the open plan dining/kitchen room which is complimented by folding doors that open onto the rear garden and flood the room with natural light. The living room looks out onto the front garden and benefits from a wood burner, perfect for those winter months. The contemporary kitchen is fitted with plumbing for washing machine, oven and hob with space for fridge/freezer.

Stairs ascend to the first floor accommodation where there are two double bedrooms and family bathroom. The main bedroom features a large window and built in wardrobe. The second bedroom is also generous in size with ample storage space available. The family bathroom comprises a WC, walk-in shower and wash basin.

Outside, the property is approached by a large open driveway with ample parking available. There is a front lawn area and access to the self contained annexe. To the rear of the property, the kitchen opens onto the garden which is mainly laid to lawn with the wooden decking creating an enjoyable outdoor seating area and bordered by mature plants and shrubs.

The self-contained annexe offers a great space for friends and family to stay or alternatively as rental or holiday let. The annexe briefly comprise of open plan kitchenette/ dining/bedroom and three piece bathroom. The contemporary kitchen is fitted with ample worktop space, sink and dining area. The living area is complimented by French doors opening onto a private decking and garden. The family bathroom comprise WC, hand basin and corner shower.



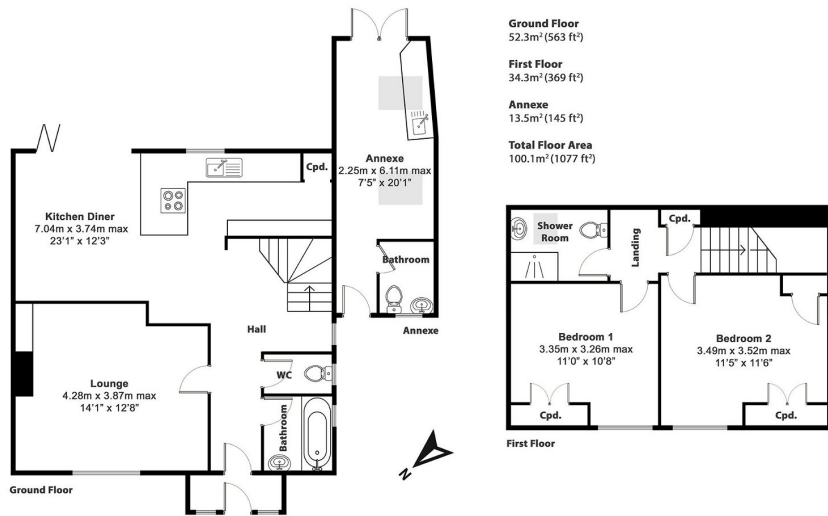


Illustration for identification purposes only, measurements are approximate, not to scale.

- Semi-Detached Home
- Self Contained Annexe
- Three Bedrooms
- Open Plan Living
- Driveway Parking
- Enviaible Location
- Walking Distance into Totnes Town Centre
- Access to Travel Amenities
- Enclosed Rear Garden
- Investment Potential



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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