



Luscombe Maye

Since 1873

Jubilee Road , Totnes

Guide Price £850,000

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DESCRIPTION Luscombe Maye are delighted to bring to market this spacious and versatile home located in Jubilee Road, which is regarded as one of the most desirable roads in Totnes. The bungalow briefly comprises of a kitchen, living room, two double bedrooms plus an additional one-bedroom annex, triple garage and separate office space.

The entrance hall leads into a light and airy dual aspect living room, which features a large window which captures the spectacular countryside views and is complimented by an exposed stone wall with an open fire situated below. The kitchen wraps around the rear of the property and comprises of integrated electric oven and hob, space for a fridge and AGA. A large conservatory is situated off the kitchen and offers a versatile space for dining and entertainment.

A corridor provides access to the two double bedrooms, with the master bedroom having built in storage and both overlooking the panoramic views. A three-piece family bathroom, additional separate W.C. and study room complete the first accommodation.

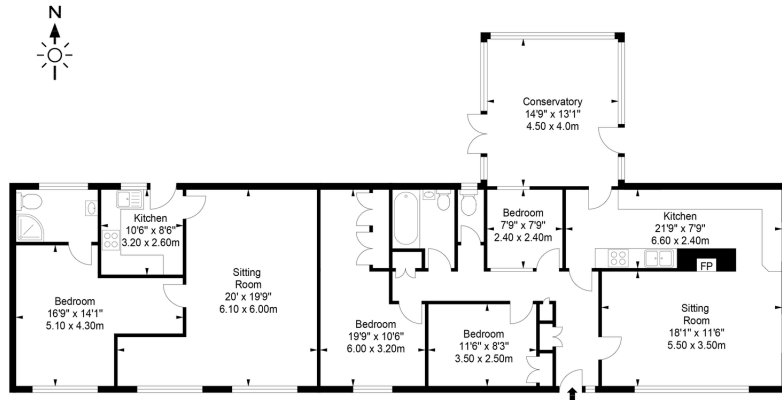
The self-contained flat is accessed at the back of the property. The kitchen is fitted with an integrated oven and hob with space for fridge/freezer and washing machine. A door leads to the spacious dining/ living room which enjoys far reaching countryside views. The bedroom is of great size and again boasts wonderful views where Dartmoor can be seen in the distance.

Outside the property benefits from many versatile areas. The grounds wraps around the property with a south facing lawn, feature pond surrounded by shrubbery and a garden shed at the rear. An additional circular patio allows space for a garden table and chairs. Due to the elevated position a tiered patio offers access to the garages at the bottom of the plot. A driveway to the property offers ample space for parking and the garage above has been converted into office space.

SERVICES

All mains services connected.





Approximate Gross Internal Area = 158.77 sqm / 1709 sq ft

- Detached Bungalow
- Two Reception Rooms
- Conservatory
- Gardens Front And Rear With Fish Pond
- Double Glazed
- Self Contained Annex
- Kitchen With Aga And Electric Oven
- Four Bedrooms
- Two Garages
- Stunning Countryside Views



Energy performance certificate (EPC)	
Julianne Justice Board TQ9 5BN	Energy rating D
Valid until 18 July 2033	Certificate number: 3395-928-1216-S877-6210
Property type Detached bungalow	Total floor area 159 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/energy-ratings-for-landlords>).

Energy rating and score

This graph shows the property's current and potential energy rating.

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Properties get a rating from A (best) to G (worst) and a score. The lower your energy bills are likely to be, the better your rating.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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