



Luscombe Maye

Since 1873

# Higher Westonfields, Totnes

Guide Price £500,000

3 3 2



**DESCRIPTION** Luscombe Maye are delighted to bring to market this modern three-bedroom, detached energy-efficient home with driveway parking situated in an elevated position in Totnes. Entering the property, the entrance hall with large storage cupboard leads into the open plan kitchen-dining room with bi-folding doors from the dining area that open onto the side patio, ideal for bringing the outside inside in the warmer summer months and a great sociable space for the family to enjoy or when entertaining friends. There is a fully fitted kitchen with soft-close cupboards and drawers, breakfast bar plus a double oven, induction island hob and an integrated fridge/freezer and dishwasher. There is a spacious double bedroom that could also be utilised as a separate study/ snug, great for those who work from home. A useful utility room has further fitted units and space and plumbing for a washing machine and tumble dryer and there is fully tiled wet room fitted with rainfall shower, WC and hand basin with storage completes the downstairs. Stairs ascend to the lounge, a room flooded with natural light that enjoys fantastic views over Totnes town and towards Dartmoor. There is a feature wall with space for a wall mounted television and display shelves. Across the landing there is the second double bedroom serviced by the family bathroom fitted with WC, hand basin and rainfall shower. On the second floor the master bedroom benefits from beautiful elevated views to the nearby countryside, with built-in wardrobes and half wall room divider creating a dressing area. The ensuite bathroom with herringbone tiles comprises bath, walk-in shower, WC and hand basin with draws underneath. To the front of the property is driveway parking for two vehicles. A resin poured patio runs the length of the plot with outdoor seating area at the front of the property with steps leading to a low maintenance raised composite decking area and lawn area bordered by mature shrubs.

**SERVICES** Gas central heating. Ground floor underfloor heating. Mains water, gas, electricity and drainage connected.

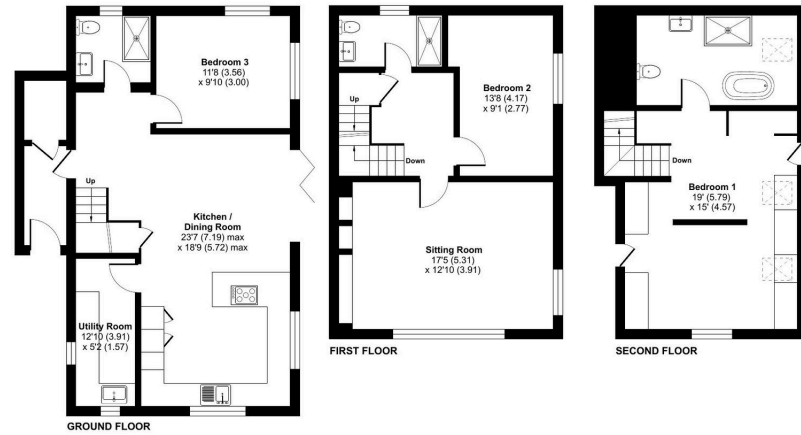
**PARKING** There is driveway parking for two cars.





### Higher Westonfields, Totnes, TQ9

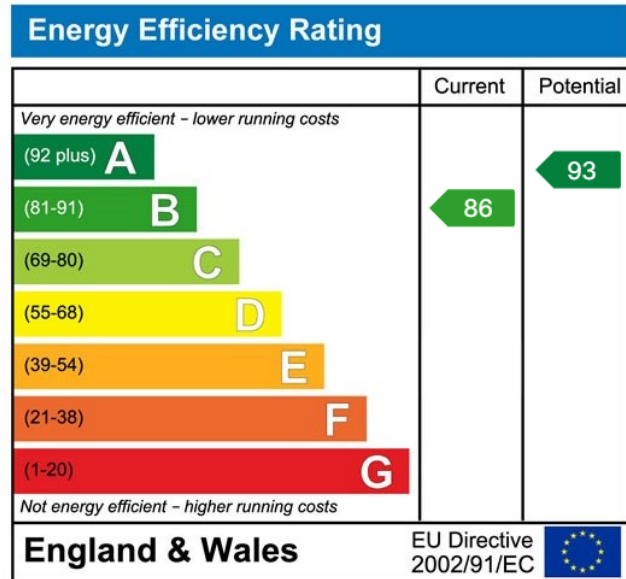
Approximate Area = 1645 sq ft / 152.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Luscombe Maye. REF: 1169813



- Detached Three Bedroom Home
- Elevated Position
- Low Maintenance Garden
- Ensuite Master Bedroom
- Three Bathrooms
- Spectacular Far Reaching Views
- Driveway Parking
- Underfloor Heating Throughout
- Utility Room
- Modern Features & Fittings Throughout



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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