



Luscombe Maye

Since 1873



# Welbrook House, Nelson Close, Staverton

Guide Price £450,000

3 1 1





**DESCRIPTION** Luscombe Maye are delighted to bring to market Welbrook House, a two to three bedroom detached house, occupying a corner plot in the desirable village of Staverton. Entering through the front hall, you are greeted by a generously sized lounge diner that flows in an L-shape around to the right, featuring triple-aspect windows that showcase the gardens. The kitchen offers a variety of matching floor and wall units, a breakfast bar, a built-in oven and grill, and plumbing for a washing machine and dishwasher. A door from the kitchen leads into the garage, which houses a floor-mounted boiler and ample storage. The garage could be converted into a large utility room. On the right-hand side as you enter the property, there is a downstairs cloakroom and a useful downstairs bedroom., which could alternatively be used as a home office/study or additional reception room. Ascending the stairs, you are greeted by a spacious landing, with the master bedroom to the left. An airing cupboard houses an immersion heater, and the central heating is fuelled by oil. There is a family bathroom featuring a separate shower and a bidet, with the second bedroom on the far side of the landing. This bedroom features an excellent view of the village church. Outside, the garden wraps around on three sides, with a stone archway leading through to the rear. A raised bed featuring a variety of plants looks down on a level, low-maintenance garden, which benefits from a sunny aspect for a large part of the day. A pathway completes the circuit of the property, outside the single garage, and there is off-road parking for two cars on the driveway. A stream runs through the front garden, close to the front boundary.

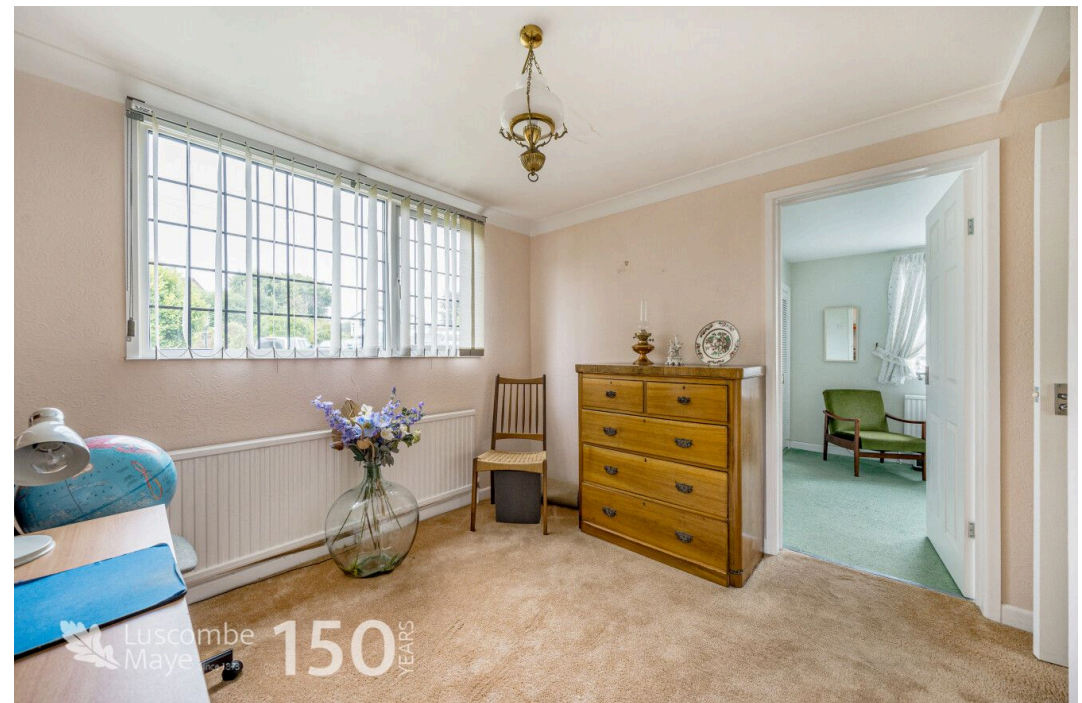
**SERVICES** All mains services are connected, except for gas. The central heating system is fuelled by oil

**PARKING** A single garage adjoins the property, with space for 1 - 2 cars on the driveway

#### **LOCAL AUTHORITY**

South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE

Council Tax Band E



**Nelson Close, Staverton, Totnes, TQ9**

Approximate Area = 1336 sq ft / 124.1 sq m  
 Limited Use Area(s) = 17 sq ft / 1.5 sq m  
 Garage = 175 sq ft / 16.2 sq m  
 Total = 1528 sq ft / 141.8 sq m

For identification only - Not to scale



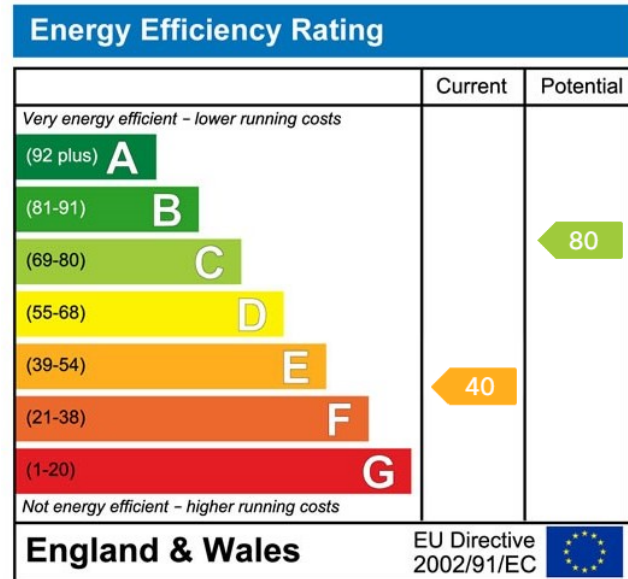
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2024. Produced for Luscombe Maye. REF: 1173479



- Detached House
- Two to Three Bedrooms
- Sought After Village Location
- Large Lounge Diner
- Downstairs Cloakroom
- Front and Rear Gardens
- Garage
- No Onward Chain



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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