



Luscombe Maye
Since 1873

Higher Westonfields, Totnes, TQ9 5RB

Guide Price £475,000

3 1 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this well presented three- bedroom detached bungalow in the sought after area of Totnes.

Upon entry, the side porch provides a great entrance way to the house, and also allows access to the garage and garden. The garage is sizeable and also benefits from a WC at the end. The open-plan kitchen/dining area is bright, and has potential to modernise. The living room is flooded with light from dual aspect windows, and finished with a stone mantle. The bathroom is sizeable and provides a large corner bath, WC and basin. There are two bright double bedrooms at the front of the property.

Upstairs, there is a large double bedroom with sweeping views.

Outside, there is a long driveway, and large garage perfect for storage. The front garden is private, and the rear is an incredible size, offering an array of flowers and lots of space to utilise.

This property offers amazing opportunity on an incredible plot, this is not a home to be missed.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/YFkEswiV6EuusxvFKRd5xA/view>) . Alternatively, you can contact our team for this information.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



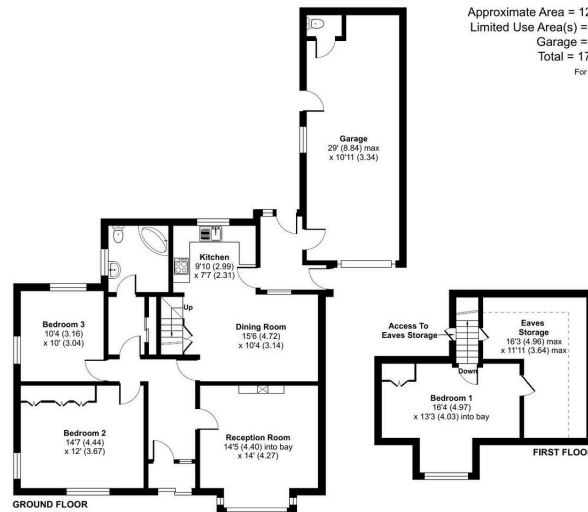


Higher Westonfields, Totnes, TQ9

Approximate Area = 1220 sq ft / 113.3 sq m
Limited Use Area(s) = 166 sq ft / 15.4 sq m
Garage = 317 sq ft / 29.4 sq m
Total = 1703 sq ft / 158.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1357786



- Detached Bungalow
- Amazing Plot
- Driveway parking
- Large Garage
- Sizeable Rear Garden
- Three Bedrooms
- Potential to modernise



Use the QR code for further "Material Information" about this home

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	