



Luscombe Maye
Since 1873

Weston Lane, Totnes

£410,000

🛏 2 🚿 2 🛋 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this charming two bedroom semi-detached bungalow with private garden, open plan living space and master bedroom suite.

Entering the property, the porch opens into the hallway that leads to the principal rooms. The open plan kitchen/dining room has a range of bespoke matching floor and wall units with space for appliances. The dining area allows for a family size dining set with central woodburner and leads to the living room, complimented by patio doors onto the garden. There is a useful utility area with access to the garden and space for appliances.

The hallway leads to two double bedrooms, all enjoying space for wardrobes with the master bedroom having an ensuite bathroom fitted with walk-in shower, wash basin and WC. There is also an additional hobby room with large sliding doors that allow for natural light to flood the room with a spectacular view of Totnes to enjoy. The family bathroom features shower, WC and hand basin. There is an additional cloakroom and airing cupboard.

Outside, approaching the property is the driveway bordered by flower beds with mature shrubs. There is a ramp leading to the south-west facing rear garden, that enjoys a pergola, garden shed, small pond and flower bed.

The property has previously been altered for wheelchair access.

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/TUiDJdxGsTpdjXX5r5D9ee/view>) . Alternatively, you can contact our team for this information.

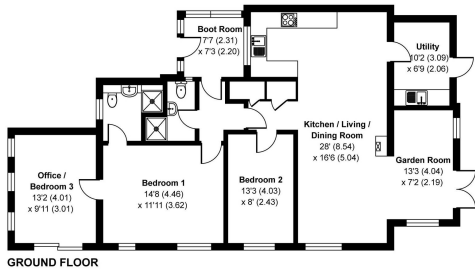
DIRECTIONS What3Words - headliner.eyelashes.situated





Weston Lane, Totnes, TQ9

Approximate Area = 1200 sq ft / 111.4 sq m
For identification only - Not to scale



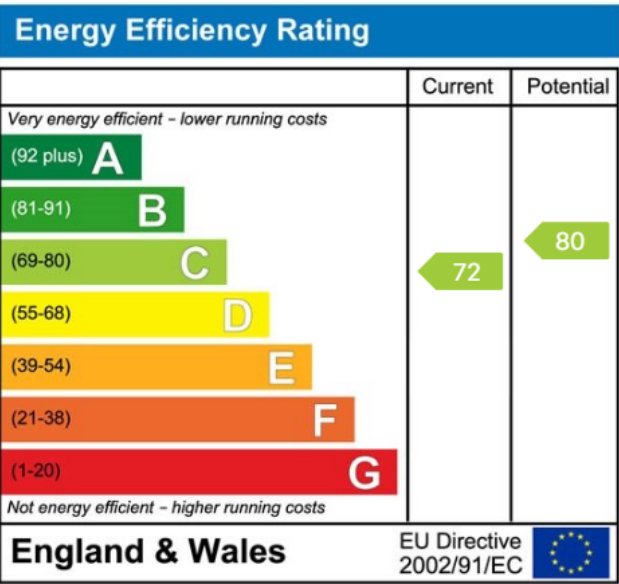
GROUND FLOOR

These plans are provided for information only and are not to 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.



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

- Two Bedrooms Bedroom
- Open Plan Living
- Driveway Parking
- Wheelchair Access
- Master Bedroom Suite
- Hobby/Office Room
- Utility Room
- Far Reaching Views
- Walking Distance to Totnes Town



Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com