



# Hill Top

1 Old Road, Galampton, Devon, TQ5 0NE

RENDELLS

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1 Old Road, Galmpton, Devon, TQ5 0NE

**Guide Price £625,000**

## Strapline

Hilltop is a spacious and versatile three bedroom detached bungalow which offers much scope for extension and improvement STPP. The property is positioned within a large plot of approximately 1/3 acre which also enjoys wonderful elevated views across the village and surrounding countryside. The current owners are just in the process of completing a significant amount of landscaping to create a beautiful landscaped garden with a teared Mediterranean styled garden and terraces.

## Situation

The property is situated within the sought after South Devon village of Galmpton which offers a good local community and local facilities. There is also good access to Torquay and Paignton along with the pretty fishing town Brixham. Totnes is also within easy reach and the main line railway links to both Plymouth and London.

## Accommodation

**Entrance Hall** To the front of the property there is a UPVC double glazed porch with a glazed door leading into the entrance hall. The hall offers access to the loft space and doors leading into the principle rooms.

**Living Room** 15' 6" x 12' 8" (4.72m x 3.86m) This room offers a dual aspect to the front and side with lovely far reaching views. There is also an open fireplace with a tiled surround.

**Dining Room** 11' 7" x 11' 7" (3.53m x 3.53m) Aspect to the rear, a built in airing cupboard with shelving and a fireplace with wood burner.

**Kitchen** 11' 11" x 6' 7" (3.63m x 2.01m) A fitted kitchen with fitted base units, sink unit, built in oven and gas hob, space for a dishwasher and an aspect to the rear. There is door leading into the side lobby/utility area and a walk in larder.

**Lobby/Utility Area** This room offers UPVC double glazed windows, space for appliances and a door opening to the side of the property.

**Bedroom 1** 14' 2" x 11' 8" (4.31m x 3.55m) Aspect to the side with lovely views over neighbouring farmland and a built in wash hand basin.

**Bedroom 2** 12' 9" x 9' 1" (3.88m x 2.77m) Again an aspect to the side with lovely views over neighbouring farmland.

**Bedroom 3** 10' 10" x 11' 0" (3.30m x 3.35m) Aspect to the front with lovely far reaching view

**Bathroom:** The bathroom suite comprises of a panelled with shower and screen and a pedestal wash hand basin. There is also a separate WC.



Outside

The property is positioned within a large plot of approximately 1/3 acre which also enjoys wonderful elevated views across the village and surrounding countryside. The current owners are just in the process of completing a significant amount of landscaping to create a beautiful garden with a teared Mediterranean style terrace and seating area to the front and a lovely lawned garden to the rear with further terraced seating areas. There is also a large driveway providing ample parking and a large timber outbuilding with power that could be used for a number of purposes.

Services

Mains water and drainage, mains electricity and gas fired central heating.

Council tax banding: D

Certificate Energy performance rating D

Viewing By appointment through Rendells Estate Agents Tel: 01626 353881

What3Words:  
///barn.surging.variances

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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