



**Culverdale, Totnes**

**£220,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

To arrange a viewing, when calling please quote CS1097- An end terraced home situated in a cul-de-sac location. Arranged over two floors with accommodation comprising, entrance porch, two bedrooms, bathroom, sitting room, kitchen and rear porch. Externally the property offers front and rear enclosed gardens. In addition to this accommodation there is a large under house store room.

The property is conveniently located close to shops, primary school, playground, and bus service. Within walking distance to Totnes town centre offering a range of unique privately owned shops, a mixture of restaurants, bars and pubs, art galleries, local Community College, The Pavillions Sports and Fitness Centre. At the end of the rear garden there is a pedestrian footpath leading from the top of Western Lane down to the River Dart.

**ENTRANCE PORCH** - 1.93m x 1.02m (6'4" x 3'4")

Light point, wall mounted electric heater, UPVC double glazed window to side, stairs with handrail to first floor, telephone point, door to:

**SITTING ROOM** - 4.75m x 3.1m (15'7" x 10'2")

Pendant light point, UPVC double glazed window to front aspect, night storage heater, TV connection point, under stairs storage cupboard housing the electric meter, consumer unit and gas meter, further storage cupboard, airing cupboard housing the hot water cylinder with slatted shelving over. Sliding door to:

**KITCHEN** - 2.9m x 2.06m (9'6" x 6'9")

Strip light, UPVC double glazed window to rear aspect. Comprising base unit with inset sink and drainer, space for gas cooker, space and plumbing for washing machine, two storage cupboards with shelving, door to:

**REAR PORCH** - 2.44m x 1.75m (8'0" x 5'9")

Pendant light point, UPVC double glazed window and door leading to the rear garden, storage cupboards.

**FIRST FLOOR LANDING**

Pendant light point, hatch to loft space, wall mounted electric heater, doors to:





#### **BEDROOM ONE** - 4.78m x 2.59m (15'8" x 8'6")

Pendant light point, UPVC double glazed window to front aspect built in wardrobe with hanging rail and fitted wardrobes to recess with sliding doors.

#### **BEDROOM TWO** - 3.3m x 2.67m (10'10" x 8'9")

Pendant light point, UPVC double glazed window to rear aspect.

#### **BATHROOM/WC** - 2.21m x 1.55m (7'3" x 5'1")

Pendant light point, UPVC obscure glazed window. Comprising panelled bath with shower attachment over, wall mounted wash hand basin, low level WC, heated towel rail.

#### **OUTSIDE**

##### **FRONT**

At the front of the property is a tiered garden laid to paving and artificial grass for ease of maintenance with central steps leading to the front door. A concrete pathway continues to the side of the property and to the rear garden.

##### **REAR**

Accessed from the side pathway or a staircase via the rear porch is an outside space enclosed by timber fence and with rear access onto a service lane. There is also access to a useful under house storage area measuring 12' 5" by 7' 1" with light and power and access to a further additional under house storage area.

**AGENTS NOTE:** Please be advised that this property can not be used for any purpose other than a main residence and in particular, not to use the property as a holiday home or a holiday home.

Tenure - Freehold

Service Charge - N/A

Age - To be confirmed

Heating - Electric

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band B

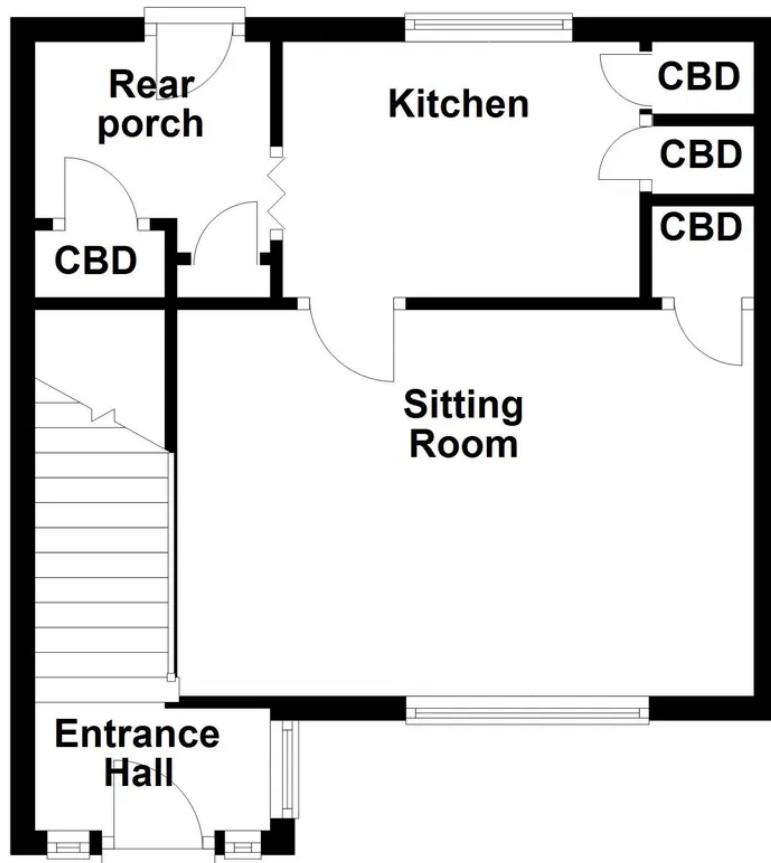
EPC Rating - E/41 potential - C/80

Broadband - To be confirmed

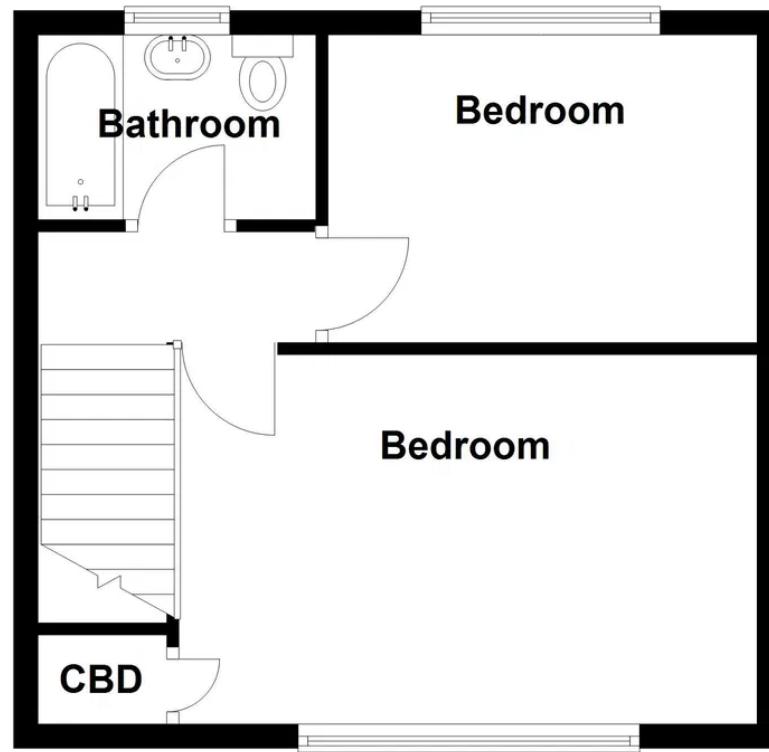
Mobile - To be confirmed



## Ground Floor



## First Floor



**CHRISTOPHER SCALES**

POWERED BY  
**exp**® UK

Tel No - 07713352747  
Email - christopher.scales@exp.uk.com  
Website - christopherscales.exp.uk.com