12A Fallowfields

RENDELLS

12A Fallowfields

Totnes, TQ9 5NG

Situated within a level walk of the vibrant market town of Totnes, this well-presented home offers comfortable and practical accommodation together with the valuable benefit of a garage and parking space. The property comprises an entrance hall, L-shaped lounge/dining room and fitted kitchen to the ground floor, whilst to the first floor are two bedrooms and a family bathroom. Further benefits include double glazing, electric heating and the property being offered for sale with no onward chain.

- Well Proportioned Home
- Two bedrooms
- L-shaped lounge/dining room
- Fitted kitchen
- Family bathroom
- Garage and private parking space
- Far-reaching views towards Dartington
- Level walk to Totnes town centre
- No onward chain
-

Guide Price of £190,000 to £200,000

The Situation
The property occupies a convenient position within easy walking distance of Totnes town centre, making it particularly well suited to those seeking access to the town's excellent range of amenities without reliance on a car.

Totnes is a vibrant and historic market town situated in the heart of the South Hams, renowned for its independent shops, cafés, restaurants and strong community atmosphere. The town is surrounded by beautiful South Devon countryside, with the River Dart and a wealth of walking and recreational opportunities close at hand. Excellent transport links provide access to the surrounding towns and cities, whilst the South Devon coast is also within easy reach.

The Accommodation

Entrance Hall
The entrance hall provides a welcoming approach to the property and offers useful built-in storage, together with access to the principal ground floor accommodation and staircase rising to the first floor.

Lounge/Diner
The L-shaped lounge/dining room is a bright and well-proportioned reception space, providing ample room for both comfortable seating and a dining area. Double glazed windows allow plenty of natural light into the room, whilst also enjoying far-reaching views towards Dartington.

Kitchen
The fitted kitchen is positioned to the rear of the property and is fitted with a range of wall and base level units, providing useful storage and preparation space. There is space for a range of appliances, including a washing machine, fridge freezer and freestanding cooker.

The First Floor Accommodation

Principal Bedroom
The principal bedroom is a well-proportioned double bedroom with space for a range of bedroom furniture and enjoys a pleasant outlook.

Second Bedroom
A further bedroom providing flexible accommodation and suitable for use as a single bedroom, home office or occasional guest room.

Bathroom
The bathroom is fitted with a white suite comprising a panelled bath with electric shower over, wash hand basin and WC.

The Garage & Grounds

A particular benefit of the property is the provision of a single garage together with a private parking space immediately in front. The garage provides valuable additional storage and parking, which is especially useful given the property's convenient proximity to Totnes town centre.

Additional Information

Tenure
Freehold.

Service Charge
An annual service charge of approximately £120.00 is payable towards the upkeep of the communal areas.

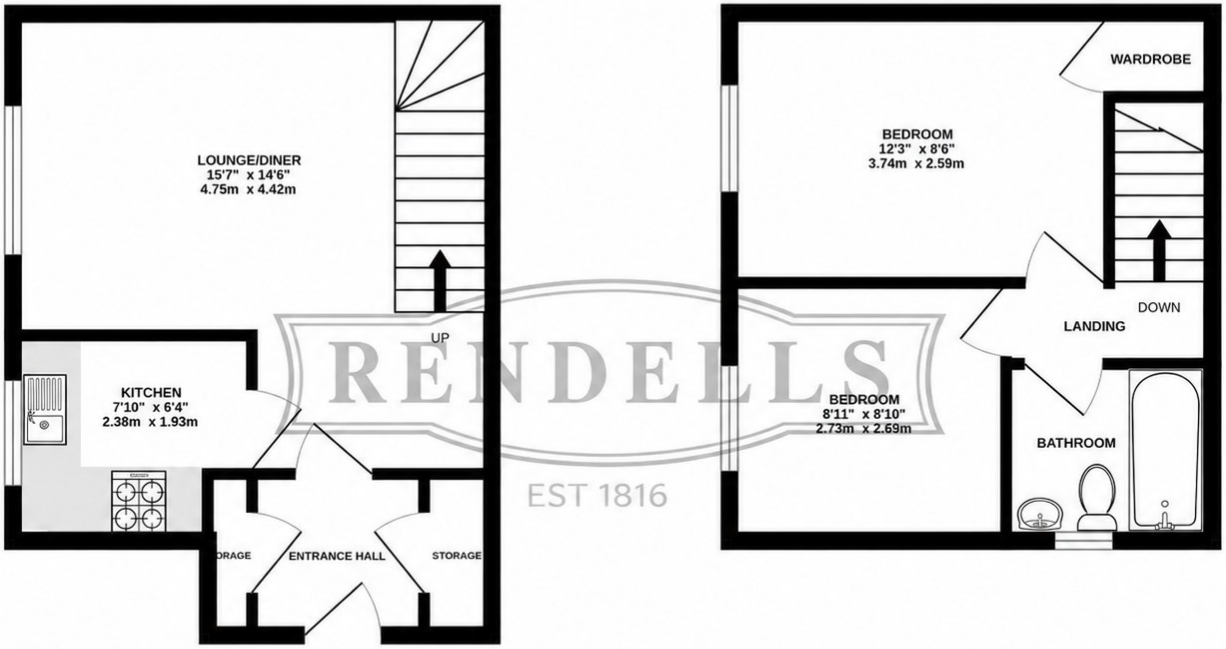
Local Authority
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Council Tax
Band B.

Viewing Arrangements
Strictly by appointment through Rendells Totnes Estate Agents.

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



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TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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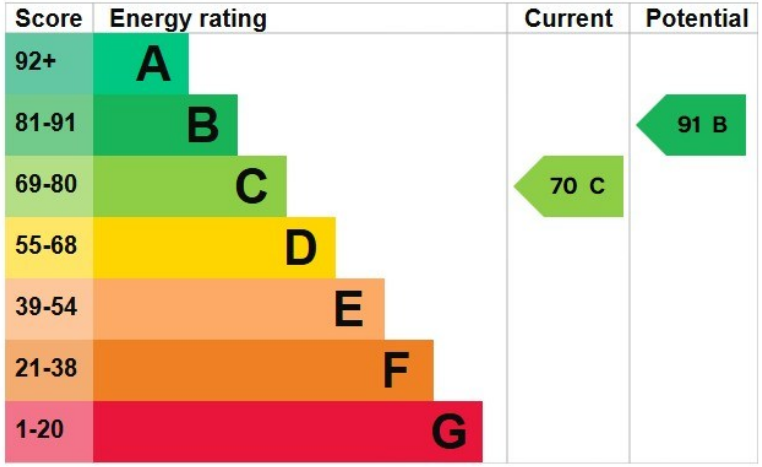
Additional Information

Directions
From Station Road, head west along the A381/A385, continuing to follow the signs for the A381/A385. After approximately 0.3 miles, turn left onto the Western Bypass (A381).

Continue for around 0.3 miles, then turn right onto Plymouth Road. After a short distance, turn left onto Fallowfields. Continue along Fallowfields and 12A Fallowfields, Totnes, TQ9 5NG will be on your arrival.

Approximate Mileages
Dartmouth 13.5 miles approx., Exeter 29.5 miles approx., Plymouth 23 miles approx., Newton Abbot 8.9 miles approx., Torquay 9.3 miles approx. (London Paddington via Totnes railway station approx. 2 hours 45 minutes).



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