



2 Packs Close

Harbertonford, Totnes, TQ9 7TL

RENDELLS

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Guide Price of £270,000

A conveniently located two bedroom, semi-detached bungalow with courtyard garden and garage set in the quiet residential area in the desirable village of Harbertonford.

Totnes (4 miles), Dartmouth (10.4 miles), Kingsbridge (10 miles), Newton Abbot (12.3 miles), Plymouth (25 miles), Exeter (32.5 miles) via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

- Two Bedrooms
- Large shower room
- Light and airy accommodation
- Garage
- Patio gardens
- Village views
- Desirable village location

Situation

Harbertonford is only a short drive from Totnes and all its facilities. The village itself offers an excellent shop and post office, petrol station, popular church, village hall and primary school. The village is actively involved with its close neighbouring village of Harberton, which falls within the same parish and also offers a pub, church, village hall and playing field. The ancient borough of Totnes enjoys a prominent position above the River Dart. It is the second oldest borough in England and is full of facilities to include its own hospital, supermarket, interesting shops and galleries together with the riverside walks, Guild Hall, Churches and its very own Norman Castle. The railway station links directly with London Paddington and the A38 Devon Expressway is only 15 minutes away joining it at Buckfastleigh, giving excellent access to Plymouth and northbound Exeter.

Description

2 Packs Close can be found on the entrance to this well-kept development. Located in Harbertonford offering light and airy accommodation throughout with double glazing and bay fronted style window to the front. Large patio garden with stone wall overlooking the church yard and village beyond, ideal position for level access to the local village shop and bus stop.

Accommodation

Double glazed door entering into an inner hallway with airing cupboard. Kitchen with a range of wall, undercounter units, sink and drainer. Electric cooker, space for washing machine, space for free standing fridge/freezer with front aspect. Sitting Room with double glazed bay/boxed window with front aspect. Plenty of space for a dining table and sofas. Master Bedroom with views over the rear courtyard and village with built-in wardrobes. Second Bedroom with views over the courtyard patio and to the village beyond. Bathroom with fully tiled walls with large walk-in shower enclosure with sliding door. Mira Electric shower with assisted hand rails and seat. Chrome towel rail. Hand wash basin, W.C. with electric heater.



Outside

To the front of the property is a bordered area with a gravelled frontage and there is a side gate giving access to a large paved rear courtyard garden with some planted areas. Stone wall and views over the church yard and village beyond. Next to the garden is an attached single garage with up and over door with space to the front.

Council Tax Energy Performance Certificate

Band B. Energy rating E.

Tenure

Freehold.

Services

Mains electricity. Mains water and mains drainage. Electric Heating (electric heaters installed throughout).

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

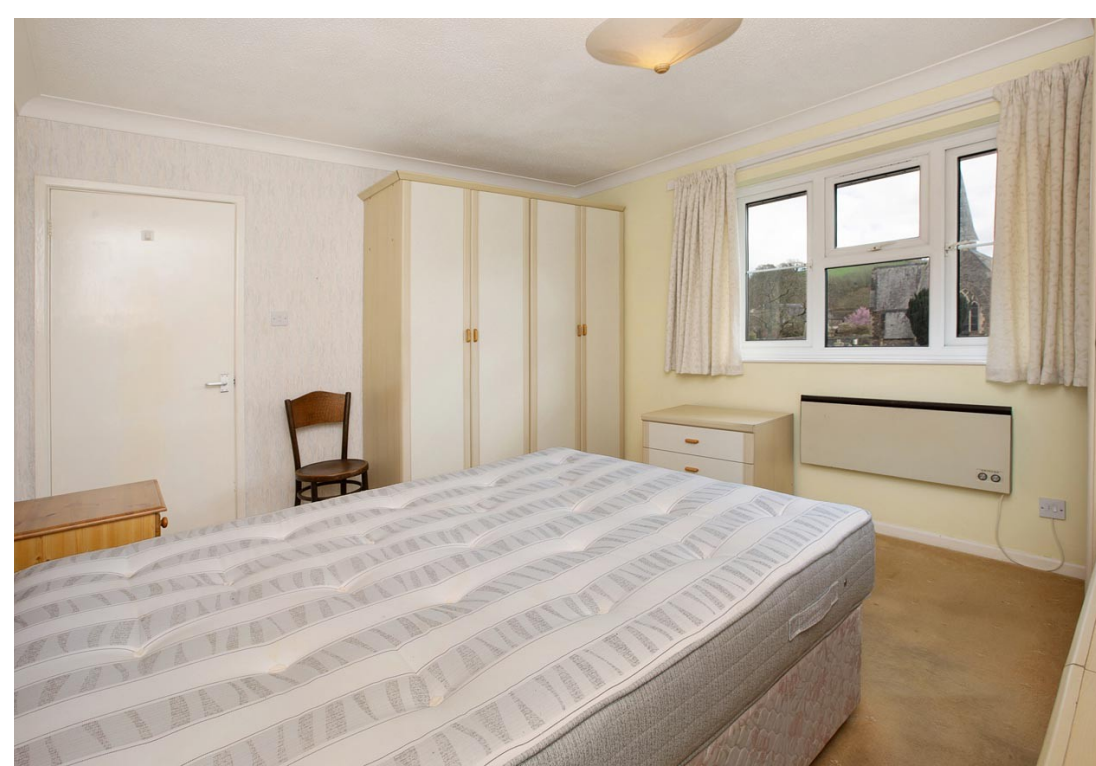
Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

From Totnes, proceed on the A381 towards Kingsbridge and Dartmouth. After about 3 miles enter the village of Harbertonford. At the church turn right at the church go up the road with the church yard on your right and take the next right turning into Packs Close.

What3Words: <https://w3w.co/teaching.afterglow.visa>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

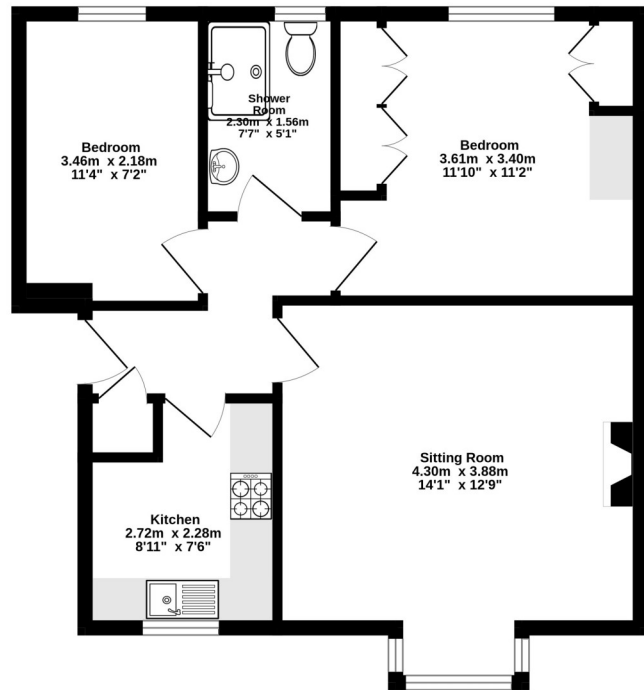
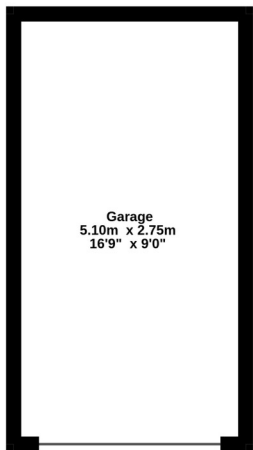
England & Wales

EU Directive 2002/91/EC



Garage
14.0 sq.m. (151 sq.ft.) approx.

Ground Floor
51.1 sq.m. (550 sq.ft.) approx.



TOTAL FLOOR AREA : 65.1 sq.m. (700 sq.ft.) 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 is made for their availability or effectiveness.



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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