



21 Parkfield Close, Bridgetown, Totnes, TQ9 5YJ

Totnes

£340,000

An extended three bedroom end terrace house, situated in a cul-de-sac with ample residents parking and gardens to three sides. No onward chain. The Devon Rule applies.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modern end terrace house
- Fitted kitchen
- Two reception rooms
- Family bathroom & separate WC
- Three good sized bedrooms
- Residents Parking
- Garden to three sides with large garden room
- Cul-de-sac location
- Double glazed & gas fired central heating
- Offered for sale chain free

Located on the outskirts of the charming town of Totnes, this extended end of terrace house is ideally situated in a peaceful cul-de-sac, and enjoys far reaching views across the town towards Dartmoor. This inviting home offers ample residents' parking, ensuring convenience and comfort from the moment you arrive.





Inside, the property enjoys versatile living space with two reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The lounge is a good size with large window and a feature modern cast iron wood burning stove, perfect for those cosy evenings. The separate dining room has a double aspect with sliding patio doors leading to the gardens.

The property also has a modern fitted kitchen with a good range of wall and base level kitchen units, built in oven with gas hob and extractor hood above, space for appliances include a dishwasher, washing machine, under counter appliances and space for an American style fridge freezer.

Upstairs, there are three well-proportioned bedrooms, providing ample space for growing families or those seeking extra room for guests or a home office. The family bathroom has a panelled bath with shower unit above and wash hand basin. For added convenience, there is a separate W.C.

This house is equipped with double glazing and gas-fired central heating, ensuring energy efficiency and a cosy atmosphere year-round. A particular feature are the gardens, which wraps around three sides of the property. Step outside and discover a large garden room/summer house, a great retreat for relaxing or a versatile space for hobbies or play.



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The property's location in Totnes adds an extra layer of appeal. Known for its vibrant culture, historic charm, and beautiful countryside, Totnes offers residents a quality of life that's hard to match.

This home is not only a place to live but a lifestyle to be enjoyed. Its combination of modern amenities and thoughtful design makes it perfect for a family looking for a harmonious blend of functionality and style. Viewing is highly recommended to fully appreciate all this property has to offer.

Ideal for anyone seeking the convenience of town life while enjoying the tranquillity of a secluded setting, this home in Totnes is a rare find that promises both comfort and satisfaction. Don't miss the opportunity to make this versatile and welcoming house your new home.

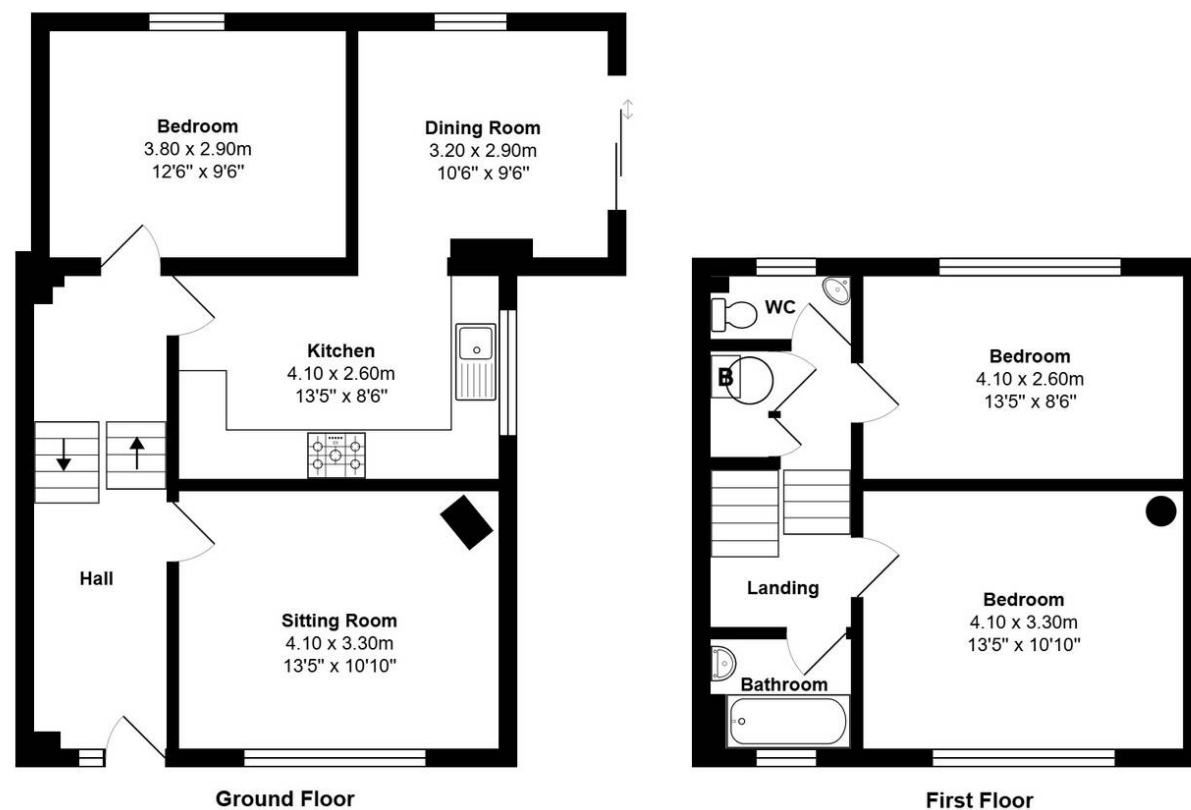
Agents Note: The lounge image has been AI-enhanced for illustrative purposes to demonstrate the room's potential presentation. The room is currently used as a bedroom, and the enhanced image may not accurately represent its current appearance or contents.

Agents Note: The 'Devon Rule' applies – Any purchaser must be able to provide evidence that they have either lived or worked in Devon, or a combination of the two, for at least three years immediately prior to the purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		





21 Parkfield Close, Totnes
Total Area: 95.0 m² ... 1022 ft²



All measurements are approximate and for display purposes only

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