



**6 Cheavestone Lea**  
Totnes  
Price £525,000

*Freeborns*  
ESTATE AGENTS

Located in the charming village of Blackawton, this detached, three-bed bungalow offers a large garage and driveway for up to 4 vehicles with the added benefit of a utility room and conservatory.

The property features ample outside space with a patio and lawned garden space to the rear.

\*\*\*WATCH THE FULLY NARRATED VIDEO TOUR ON YOUTUBE NOW\*\*\*



# 6 Cheavestone Lea, Blackawton, Totnes, TQ9 7AU

**THE ACCOMMODATION COMPRISSES:**  
(ALL MEASUREMENTS APPROX)

## FRONT DOOR TO;

### ENTRANCE HALL

Radiator, recessed cupboard housing 'Worcester' oil fire central heating boiler, wood laminate flooring, recessed ceiling downlighters, doors to;

### SITTING ROOM

Double glazed front door to conservatory, radiator, 'storax' fire, light tunnel, recessed ceiling downlighters, laminate flooring.

### CONSERVATORY

Of uPVC double glazed construction with Double glazed French doors to garden, pitched roof, tiled floor, radiators.

### KITCHEN/DINER

Dual aspect room with double glazed bay window front, double glazed window and door to side, range of base and wall mounted kitchen cupboards and drawer units, worksurface, inset 1/2 bowl single drainer stainless steel sink, stainless steel four ring gas hob, stainless steel electric oven, integrated appliances to include a dishwasher, fridge and freezer, tiled splashbacks, radiator, laminate flooring, recessed ceiling downlighters, further built-in dresser unit.

### BEDROOM ONE

Double glazed window to rear, radiator, built-in mirror fronted sliding door wardrobe, recessed ceiling downlighters, doors to;

### ENSUITE SHOWER ROOM

Double glazed frosted window to rear, shower enclosure with 'mira sport' electric shower, vanity unit with inset wash hand basin, corner close coupled WC, fully tiled with inset wash hand basin, corner closed-coupled WC, fully tiled walls, wall mounted heated towel rail, tiled floor, recessed ceiling downlighters, extractor fan.

### BEDROOM TWO

Double glazed window to front, radiator, built-in mirror fronted sliding door wardrobe, recessed ceiling downlighters, door to 'Jack & Jill' bathroom.

### BEDROOM THREE

Double glazed window to side, radiator, recessed ceiling downlighters.

### BATHROOM (JACK & JILL)

Double glazed frosted window to side, door to bedroom two, white suite comprising a panelled bath with shower over, bath/shower mixer tap with telephone style shower attachment, pedestal wash hand basin, close coupled WC, fully tiled walls, tiled floor, wall mounted towel rail, recessed ceiling downlighters, extractor fan.

### REAR GARDEN

Mainly lawned with patio area, enclosed by fencing, side access to front garden, store.

### DETACHED DOUBLE GARAGE

Wind electric roller shutter doors, power and light, doors to;

### UTILITY ROOM

Double glazed window to rear, double glazed door to side, range of base and wall mounted kitchen cupboard and drawer units, worksurface, space and plumbing for a washing machine, tiled floor, wall mounted fuse box.

### LOCAL AUTHORITY

South Hams District Council

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

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### COUNCIL TAX BAND:

### EPC:

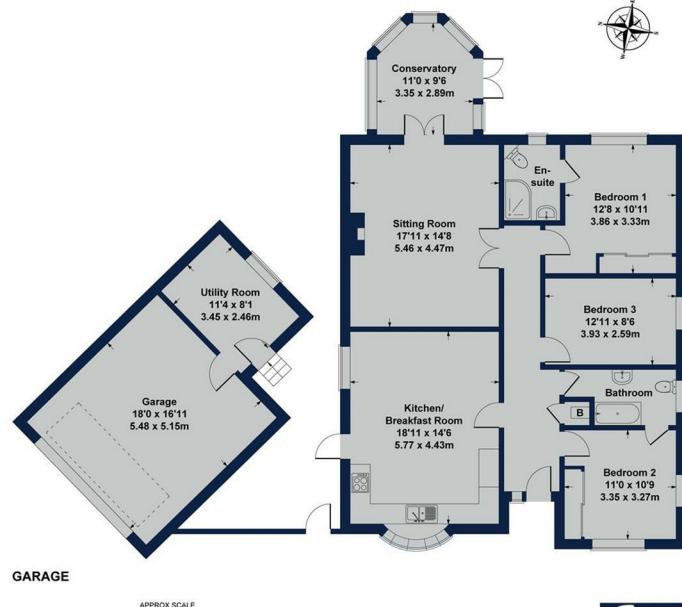
### CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### Cheavestone Lea, Blackawton, TQ9 7AU

Approximate Gross Internal Area

1701 sq ft - 158 sq m



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