



**3 Totnes Road,
South Brent,
TQ10 9BP**

Guide Price
£295,000



MILLINGTON TUNNICLIFF

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FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

Entrance door, door to:

LIVING ROOM

13' 10" x 10' 6" (4.23m x 3.22m)

Window to front, feature fireplace with open grate, cupboards to side of fire breast, open plan room to:

DINING ROOM

14' 7" x 14' 0" (4.46m x 4.27m)

Window to front, radiator, stairs to first floor, built in cupboard to side of fire breast, opening to:

KITCHEN

11' 11" x 6' 0" (3.65m x 1.84m)

Windows to rear, radiator, range of base units and work surfaces, plumbing for washing machine, gas central heating, sink with mixer tap, gas hob.

LOBBY

Door to courtyard.

BATHROOM/WC

7' 11" x 6' 9" (2.43m x 2.08m)

With bath, wash basin and low level WC.

Skylight window.

FIRST FLOOR

LANDING

Access to loft with loft ladder, Upvc double glazed window to rear.

BEDROOM 1

14' 4" x 9' 10" (4.37m x 3.02m)

Window to front, radiator.

BEDROOM 2

13' 11" x 8' 1" (4.26m x 2.47m)

Window to front.

BEDROOM 3

7' 10" x 7' 0" (2.39m x 2.14m)

Window to front, radiator.

EXTERIOR

There are timber gates at side providing pedestrian access to a communal courtyard utilised by numerous properties. From the courtyard there is a delightful level walled garden which is separate to the house, mainly laid to lawn. There is a timber shed.

COUNCIL TAX

Band A.

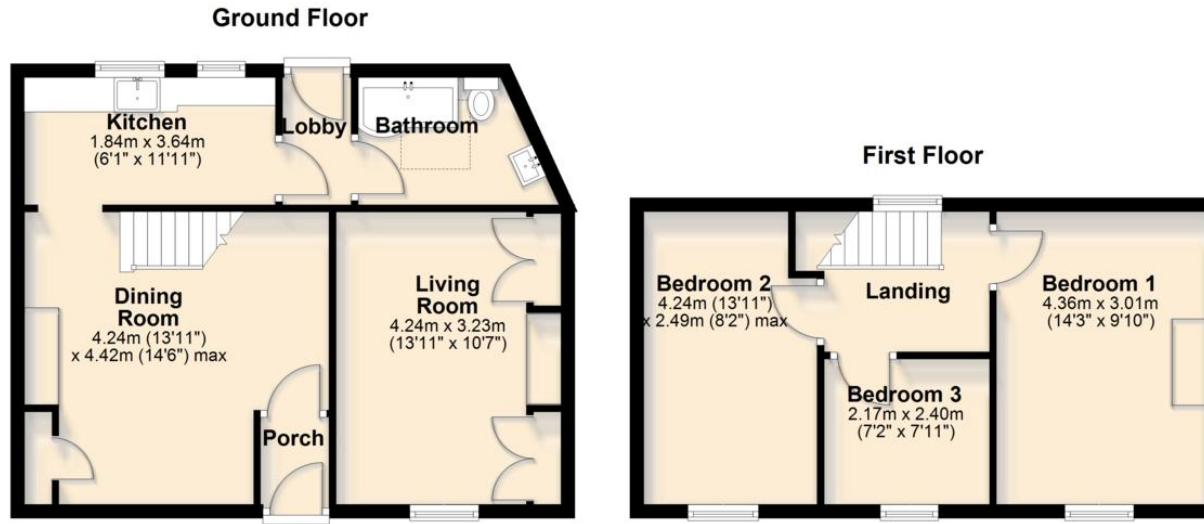
TENURE

Freehold.

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FLOORPLAN



DIRECTIONS

CONTACT

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