



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

Guide Price  
£295,000



MILLINGTON TUNNICLIFF

# 3 Totnes Road, South Brent, TQ10 9BP



3



1



2



A



EPC

49



## 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

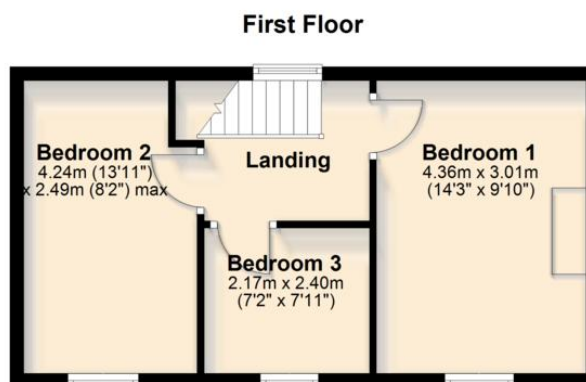
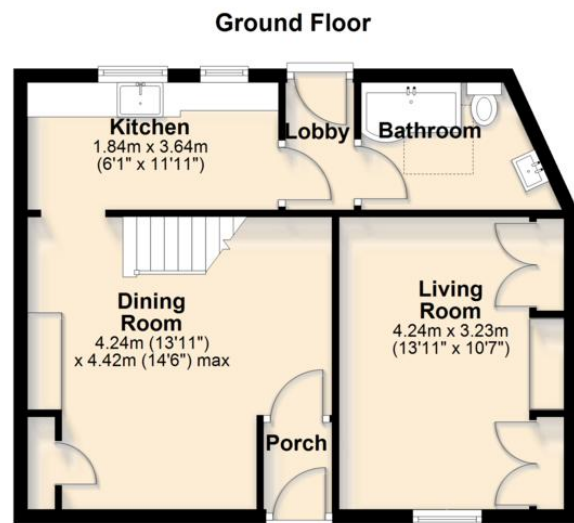
Band A.

### TENURE

Freehold.



## FLOORPLAN



## DIRECTIONS

### CONTACT

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