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67 Westonfields



67, Westonfields, Totnes, Devon TQ9 5QX



#### SITUATION

67 Westonfields is situated on a desirable residential cul-de-sac 10 minutes walk from Totnes town centre. The property enjoys a peaceful outlook over its own well-established garden. The home is conveniently close to a well-regarded primary school, local shops, and regular bus services to the town centre and surrounding areas.

Totnes is a historic market town at the head of the River Dart, offering a range of independent shops, eateries, galleries and cultural facilities. It has a mainline railway station to London Paddington and good road links via the A38 to Plymouth, Exeter and the M5. The surrounding South Hams boasts beautiful countryside, coastline, Dartmoor National Park and the resorts of Torbay.

#### DESCRIPTION

This exceptional home is the perfect blend of design, quality, and attention to detail. Every element of the property has been thoughtfully considered, from the beautiful oak, marble and fossil sandstone flooring to underfloor heating downstairs and infrared heating panels upstairs ensuring warmth and comfort.

Oak finishes and staircase add contemporary character with a bespoke kitchen, featuring a double Belfast sink and range cooker. The luxurious bathroom is finished in marble and boasts a bath with a rainforest shower and wireless controls. The house is complemented by practical touches including a whole-house water filter, enclosed porch and off-road parking.

Outside, is a generous plot with a beautifully landscaped garden, designed to provide both aesthetic pleasure and productivity. A garden room offers flexible additional space, while two greenhouses, raised beds and established fruit trees and bushes create an abundant and attractive outdoor setting.

#### ACCOMMODATION

Upon entering through a glazed door, you are welcomed into the enclosed porch and main hallway beyond. To the right is a bright and spacious sitting room with views towards the front of the property. Also off the hallway is the bathroom, located at the rear of the home is a separate dining room or optional third bedroom, and the kitchen both enjoying views over the rear garden.

The utility room flows directly off the kitchen, which features space for dishwasher and laundry machines as well as a panoramic triple-glazed window overlooking the garden. Stairs from the hallway lead to the first floor, where

there is a large cupboard and two generously sized double bedrooms, each with built-in storage and windows overlooking the front of the property.

#### OUTSIDE

The enclosed south facing garden offers privacy and has been carefully designed for both enjoyment and functionality. An oak walkway leads to a fully insulated garden room, complete with power and lighting providing a versatile space for work or leisure. A sheltered oak deck with scenic views provides a perfect space for outdoor dining and relaxation, while a secluded wildlife pond and a tranquil sitting area border a lush, well-maintained lawn.

The productive garden boasts several dozen fruit trees and bushes not limited to apple, pear, plum and blueberry with a spacious greenhouses and a striking geodesic dome both fitted with irrigation. Extensive irrigated raised beds provide abundant space for a variety of vegetables and plants.

#### SERVICES

Mains electricity, water and drainage. Gas fired central heating. Underfloor heating throughout the ground floor. Infrared heating panels upstairs.

According to Ofcom, ultrafast broadband and likely mobile coverage available. Current broadband is 400 mbps.

#### DIRECTIONS

From Totnes drive over the old bridge and take the first turning right onto Seymour Road. Follow this road past St Johns Primary School bearing left up the hill. Continue up the hill onto Westonfields, after 75 meters, turn right and continue to the end of the cul-de-sac where 67 Westonfields is on the right.

A38 6 miles; Torbay 6 miles; Exeter 29 miles

A stylish and beautifully appointed home with driveway parking, landscaped gardens and productive planting areas.

- South facing enclosed landscaped garden
- Driveway parking
- 2/3 Bedroom semi-detached property with scope to extend
- Contemporary design with high-quality finishes
- Underfloor heating throughout the ground floor
- Bespoke kitchen featuring a range cooker
- No onward chain
- Insulated garden room
- Freehold
- Council Tax: B

Guide Price £425,000







**Approximate Gross Internal Area 1050 sq ft - 97 sq m  
(Excluding Outbuilding)**

Ground Floor Area 681 sq ft – 63 sq m

First Floor Area 369 sq ft – 34 sq m

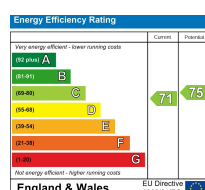
Outbuilding Area 80 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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