Hilbrook Road | Totnes

£375,000

This charming three-bedroom end-of-terrace house, ideally tucked away, offers comfortable living with the added benefit of a garage and driveway parking, all conveniently located for the amenities of Totnes. To arrange a viewing, please quote CS1097 when calling.

Once inside, an entrance hall provides access to the ground floor accommodation, which includes a spacious sitting room with a bay window, a separate dining room, kitchen and a ground floor shower room/WC. The first floor offers three bedrooms, with bedrooms two and three offering open views towards the town, including Totnes Castle, and bedroom one with a bay window to the front aspect.

Externally, the property features an enclosed front garden with stone chippings and a shrub border, along with concrete pathways leading to the front door and side access. The low-maintenance rear garden, accessible from the kitchen, is laid to chippings with shrub and flower beds, a greenhouse, and side access directly into the garage. A block-built garden store with lighting and an outdoor cold water tap provides additional utility.

The property further benefits from gas central heating and double glazing throughout. Its tucked-away position offers an accessible location being just a short distance from Totnes town, offering excellent local amenities and transport links.

An internal viewing is highly recommended to fully appreciate the space and convenient location this home offers.

THE ACCOMMODATION COMPRISES, UPVC obscure glazed door to:

ENTRANCE HALL - 4.04m x 1.68m (13'3" x 5'6") Light point, stairs with handrail to first floor, UPVC double glazed window to front aspect, cupboard housing the electric meter, telephone point, radiator with thermostat control, under stairs storage cupboard housing the boiler, doors to:

SITTING ROOM - 3.53m x 3.71m (11'7" x 12'2") Maximum measurements. Light point, picture rails, UPVC double glazed bay window to front aspect, radiator with thermostat control, TV connection point, fireplace with electric fire on tiled hearth, storage cupboards to chimney recesses.

DINING ROOM - 3.58m x 3.35m (11'9" x 11'0") Light point, UPVC double glazed window to rear aspect, radiator with thermostat control, fireplace with electric fire on tiled hearth, storage to chimney recesses, picture rails, sliding door to:

KITCHEN - 2.31m x 1.83m (7'7" x 6'0") Directional spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control, UPVC obscure glazed door leading to the rear garden, wall mounted extractor fan, electric cooker point. Base unit units with inset sink and double drainer, work surfaces, tiled walls, wall units, space and plumbing for washing machine, space for under worktop appliance. UPVC double glazed window to rear aspect with views towards the town including Totnes castle.

SHOWER ROOM/WC - 2.03m x 1.68m (6'8" x 5'6") Light point, UPVC obscure glazed window. Comprising shower enclosure with sliding door, pedestal wash hand basin, WC, heated towel rail.

FIRST FLOOR LANDING Pendant light point, hatch to loft space, doors to:

BEDROOM ONE - 4.55m x 3.68m (14'11" x 12'1") Maximum measurements. Pendant light point, picture rails, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control, fitted bedroom furniture, built-in double wardrobe.

BEDROOM TWO - 3.02m x 2.49m (9'11" x 8'2")
Pendant light point, UPVC double glazed window to rear aspect with open views towards the town including Totnes castle, radiator with thermostat control, storage cupboards to chimney recesses.

BEDROOM THREE - 2.36m x 1.98m (7'9" x 6'6")
Pendant light point, UPVC double glazed window to rear aspect with open outlook towards the town including Totnes castle, radiator with control.

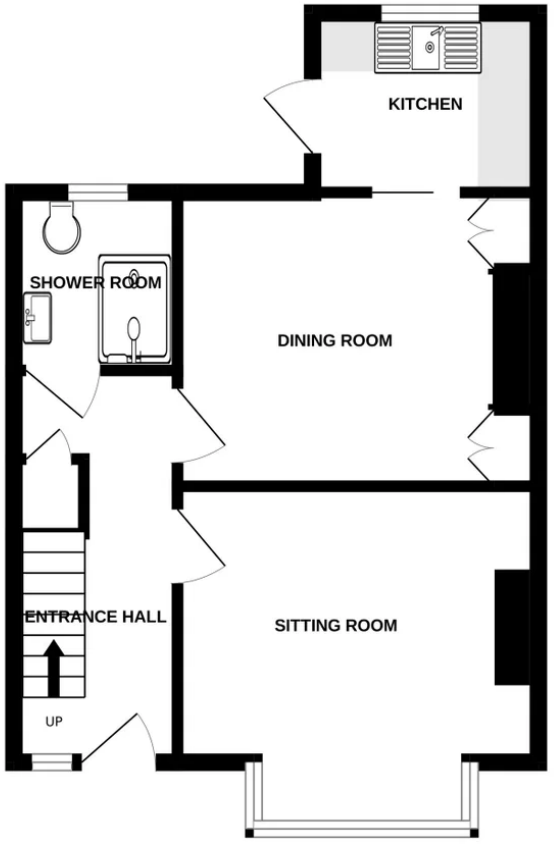
OUTSIDE

FRONT - To the front of the property is an enclosed garden laid to stone chippings with flowerbed/shrub border and enclosed by low-level brick wall with railings. Concrete pathways to the front door and to the side of the property whether there is a further flower bed and gated side access.

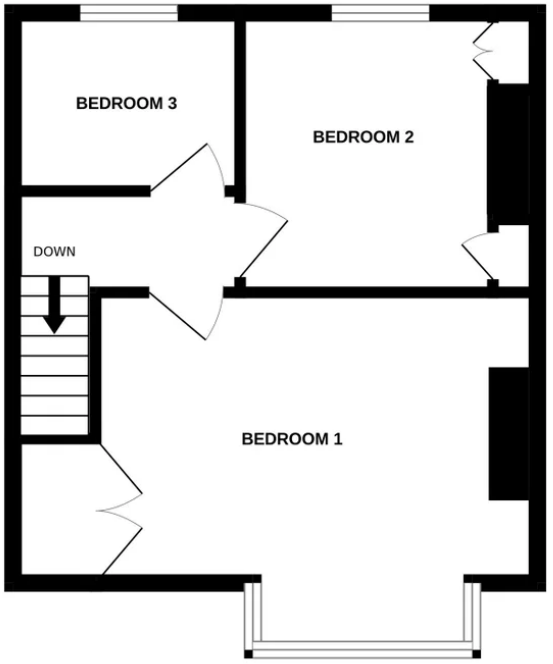
REAR - The rear garden is accessed from the kitchen and offers a further low maintenance space partly lais to chippings with shrub/flower beds, greenhouse and side access into the garage. Block built garden store with light and cold water tap.

DETACHED GARAGE - 5.99m x 2.77m (19'8" x 9'1") Electric up and over door, window and door to side, light and power connected.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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