



**30 Furze Road**

**RENDELLS**



# 30 Furze Road

Totnes, Devon, TQ9 5YE

A spacious well presented, semi-detached three bedroom family home offering good size accommodation. Set in a quiet end of cul-de-sac location. Front and rear gardens and on street residents parking.

- Three good size bedrooms
- Family bathroom
- Spacious and versatile living area
- Conservatory/dining room extension
- Quiet residential area
- Devon Rule applies

## Guide Price £375,000

Buckfastleigh (8.6 miles) approximately, Ashburton (9.4 miles) approximately, Newton Abbot (9.1 miles) approximately, Plymouth (25.1 miles) approximately, Torbay (9.2 miles) approximately, Exeter (27.3 miles) approximately, via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

Totnes is one of Devon's gems, full of colour and character, which stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. The coastal area of Torbay is also within 8 miles away.

### Description

30 Furze Road has been a much loved family home and has been extended during its current ownership. Creating a splendid dining/sitting room area with a cosy TV room area. Enclosed rear gardens and good size front gardens with some far-reaching views enjoyed from the property across Totnes and surrounding



area. Particularly well-balanced bedroom accommodation with three good size bedrooms.

Viewing is highly recommended to appreciate the outlook and spacious ground floor accommodation.

## Accommodation

Double glazed front door into inner hallway. Kitchen with a range of wall, undercounter units and roll top worktops. Sink and drainer with large kitchen window overlooking the front gardens and leafy lawned quadrangle. Breakfast bar plumbing for washing machine, space for tumble dryer and space for fridge/freezer. Ground floor W.C. Doors to understairs cupboard. Sitting Room area leading through to a glazed conservatory style extension which links the sitting room through to a dining area. The dining area has double doors opening out onto the patio with the lawns beyond, making this a very social space.

## First Floor

With side aspect window allowing plenty of natural light into the landing. Bedroom One with front aspect and views across the surrounding area and a leafy outlook. Plenty of space for additional wardrobes and draws. Bedroom Two, double room with a rear aspect and views over the garden, currently used as a Home Office. Bedroom Three with views over the rear garden with a leafy outlook. Family Bathroom with double ended bath and Mira shower valve with monsoon shower head and hand attachment. Hand wash basin, heated chrome towel rail with front aspect. Separate W.C. with a side aspect. Useful laundry/airing cupboard.

## Gardens and Grounds

Paved pedestrian pathway partially walled front lawns lead to the main entrance. Paved side access to walk through storage shed. Useful outside tap. Mature border with a trailing rose. Double doors open out from the dining area onto a patio. Southerly facing enjoying fantastic afternoon sun. Lawned gardens with a mature well stocked border to one side with roses and ferns. Useful garden shed to the rear of the garden and plenty of space for additional further storage or a hot tub. The garden is bordered by mature hedging offering seclusion and also access to the lean-to shed to the side. The gardens truly are a suntrap.

## Parking

There is on street parking in the close.

## Agents Note

Three year Devon Rule applies.

The property has a Devon Occupancy Restriction.

## Tenure

Freehold.





## Energy Performance Certificate

Energy rating C.

## Council Tax

Banding B.

## Services

Mains water, mains electricity, mains drainage. Mains gas.

## Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

## Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

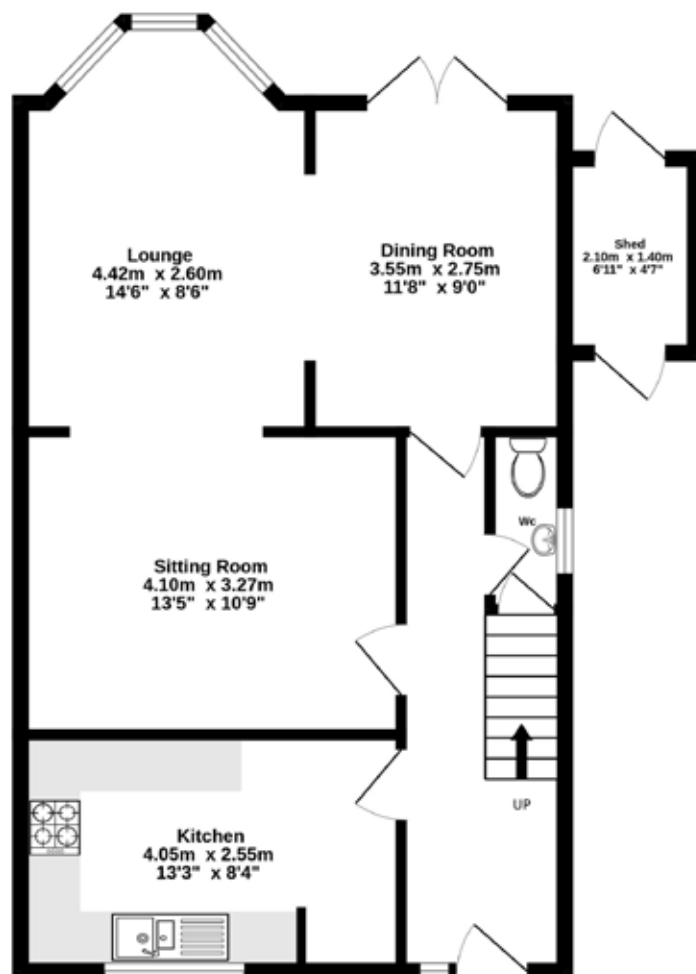
## Directions

From The Plains roundabout crossover, the Old Bridge into Bridgetown. Proceed up Bridgetown Hill and at Blackpost Lane, turn second right onto Courtfield Road. Proceed down the hill take third right into Furze Road. Drive to the end and the property can be found in front of you.

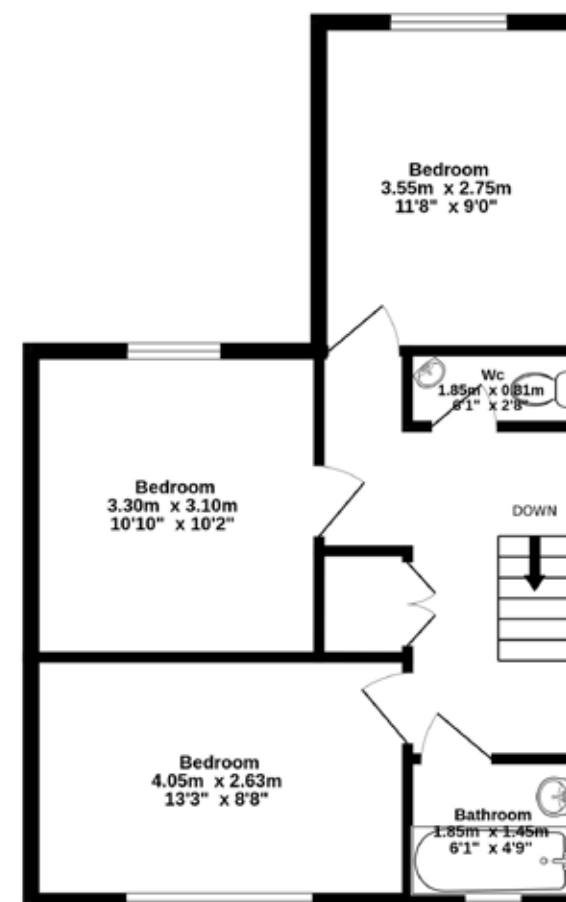
**What3words** ///wake.area.mastering



Ground Floor  
59.3 sq.m. (638 sq.ft.) approx.



1st Floor  
44.9 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 104.2 sq.m. (1122 sq.ft.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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