



2 Lansdowne Park,
Totnes, TQ9 5UP



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Totnes, Devon, TQ9 5UP

Guide Price of £435,000

A detached three bedroom bungalow set in the desirable residential road of Lansdowne Park. Set in an elevated position with far reaching views of Totnes towards Dartmoor. Driveway parking, garage and front and rear gardens.

- Three Bedrooms
- Sitting Room with far reaching views
- Driveway parking
- Garage
- Entrance porch/utility
- Solar PV panels
- Patio and rear gardens

Kingsbridge 13.5 miles approx., Dartmouth 14.5 miles approx., Exeter 27.6 miles approx., Plymouth 24.7 miles approx., Newton Abbot 8.9 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

Located within a short walking distance to the thriving market town centre, renowned for its collection of diverse, independent and desired shops and highly sought-after eateries, offering a range of local and organic produce to the awe of many. The town and its medieval heritage are the heart stone for the bejewelled and beloved Devon way of life with award winning South Hams beaches merely a short drive away. Bantham for example being 16.5 miles approximately a casual 30 -minute drive cultivating a truly fulfilling Devon lifestyle. If urban life still remains at your core or necessity for the optimum work life balance, Totnes assists with this too, with regular direct trains to London Paddington (2 h 41 m) Distance: 170 miles (274 km) via the economically thriving city of Exeter. King Edward VI Community College known locally as KEVICC is rated by Ofsted as good and is within a short walking distance from the property. Alternatively, Torquay Boys and Girls Grammar School as well as Churston Ferrers Grammar are within close proximity. And for the weekends of course Sharpham's Vineyard and its many accolades for both wine and cheese is a fabulous destination to reach once one has walked across the banks of the River Dart.

Description

This spacious light and airy bungalow offers some superb views over Totnes towards the Castle and Dartmoor with a spacious entrance porch/utility. Double doors opening into the hall. The kitchen and sitting room enjoy the superb views. Three well-proportioned bedrooms with double glazing. The terrace has well stocked borders with a lawned area and wildlife pond taking in some superb views.

Accommodation

Double glazed doors open into a porch/utility which has plumbing for a washing machine. Wood effect flooring and views across the town to Totnes. Patio door gives access to the side and rear gardens. Double doors open into a spacious inner hall. Kitchen with a range of wooden undercounter and wall mounted units. Sink and a half drainer with an instant boiling water tap, enjoying the views across Totnes and towards Dartmoor.



Tiled floor, integrated fridge/freezer, integrated oven and four ring hob. Useful cupboards either side of the chimney breast (which is currently not in use). Sitting Room with dual aspect taking in some superb views over the gardens. Master Bedroom with views over the rear gardens. Bedroom Two is a good size with side aspect. Bedroom Three with views over the rear terrace and gardens. A separate W.C. and hand wash basin. Shower Room with tiled floor and large walk-in shower with Monsoon shower head, hand attachment and fitted seat. Corner sink and mixer tap with vanity unit and heated towel rail.

Gardens and Grounds

The property is accessed over its own tarmacked driveway with terraced gardens to the front with a herb border and lawned area. A single garage with upper and over door with plenty of storage and electricity. Housing the solar panel convertor. From the entrance porch the patio door opens to the side with paved walkway leading to the rear terrace with two sets of steps leading up to the lawned garden and mature shrub border with wildlife pond. Some superb views over the town. There is a useful wooden shed. The property is accessed on all sides.

Services

Mains electricity, mains water and mains drainage. Mains gas (gas central heating).

Local Authority

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

Council Tax Energy Performance Certificate

Band D. Energy performance rating B.

Viewing

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

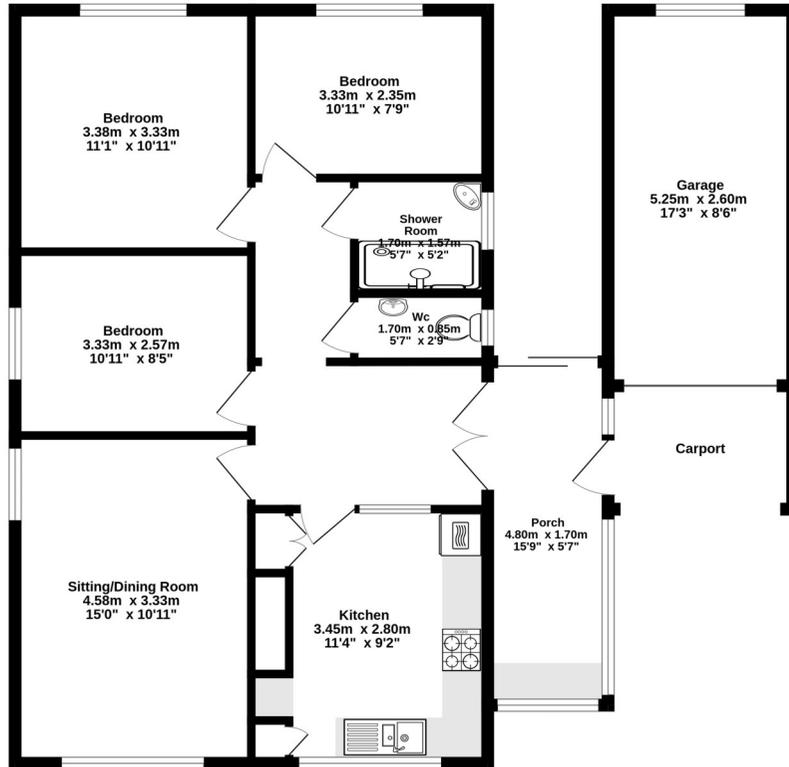
Directions

From The Plains in Totnes, continue over the old bridge into Bridgetown. Turn right onto Seymour Road, and proceed onto Pathfields, turning right onto Weston Lane (just past the school). Carry on down the hill, and then bear left up the hill past the Spar shop. Proceed up the hill, turning right into Lansdowne Park the property can be found on the left.
 What3Words: <https://w3w.co/owner.inefficient.stage>



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
96.5 sq.m. (1038 sq.ft.) approx.



TOTAL FLOOR AREA : 96.5 sq.m. (1038 sq.ft.) approx.

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