



Luscombe Maye

Since 1873

Beech Close, Totnes

Guide Price £275,000

3 1 2



DESCRIPTION

Luscombe Maye are delighted to present this three-bedroom semi-detached bungalow, offering well-proportioned and versatile accommodation, complemented by a detached garage that has been thoughtfully converted into a studio. The ground floor features a sociable layout, with a bright dual-aspect dining room flowing into a fitted kitchen with ample units and work surfaces. To the rear, a separate living room provides a relaxing retreat, enhanced by sliding glass doors and a cosy wood burner. A connected bathroom with bath and handbasin, along with a separate family shower room, adds convenience. Upstairs are three bedrooms, including two generous doubles and a single ideal as a study or nursery, all benefiting from good natural light. The rear garden offers a decked seating area, level lawn and mature planting, creating a private outdoor space with access to the studio and shed. Additional benefits include driveway parking and the versatile garage studio, perfect for work or hobbies.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/Wm6eAx9AyWotXW22vWMCzL/view>). Alternatively, you can contact our team for this information.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

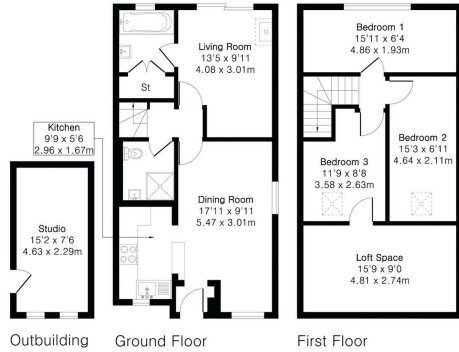
DIRECTIONS

What3Words - pigment.solutions.wiggly



**Approximate Gross Internal Area 1013 sq ft - 94 sq m
(Excluding Outbuilding)**

Ground Floor Area 502 sq ft - 47 sq m
First Floor Area 511 sq ft - 47 sq m
Outbuilding Area 114 sq ft - 11 sq m



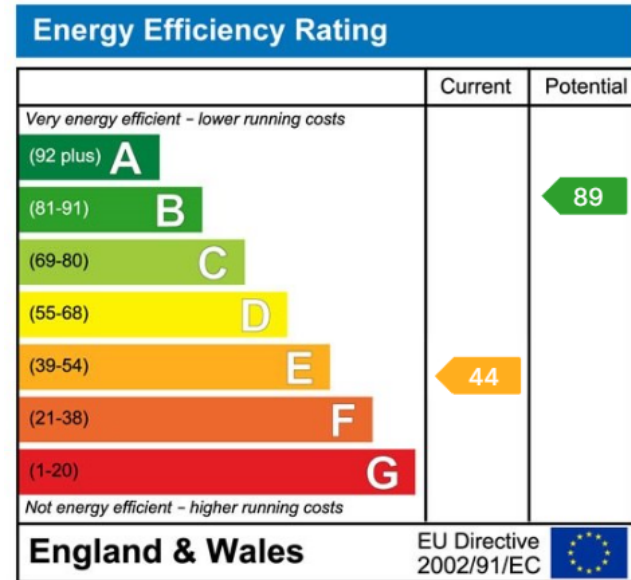
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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



- No Forward Chain
- Three Bedrooms
- Semi-Detached Bungalow
- Driveway Parking
- Garage/Studio
- Wood Burner
- Close to Local Amenities and Transport
- Front & Rear Garden
- Walking Distance into Totnes Town



Use the QR code for further "Material Information" about this home



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