



32 Lansdowne Park

Totnes, Devon, TQ9 5UP

RENDELLS

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Guide Price of £450,000

A well presented three bedroom, detached bungalow set in an elevated position taking in far some reaching views over Totnes and towards Dartmoor. Garage, driveway parking, delightful front and rear gardens.

Mileages

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 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

32 Lansdowne Park offers well presented accommodation with a light and airy feel throughout and in recent times has had an addition of an entrance porch, providing additional space for storage coats and shoes. Having predominantly far reaching views from the kitchen and sitting/dining room over Totnes and towards Dartmoor benefitting from two driveways there is plenty of hardstanding and parking space to the front. Easy wheelchair access to the side and rear with the master bedroom having a wet room and doors leading out onto the lower terrace and a particular feature is a large patio to the rear garden with fantastic views over Totnes. Sitting/dining room with feature stone faced fireplace and mantel.

Viewing is highly recommended to appreciate the light and airy accommodation.

Accommodation

Entering in through the recently added porch with space for shoes and coats with plenty of light. Door into inner hall with cupboards and a hanging space for coats. Kitchen with a range of under counter and wall mounted units with tiled splashbacks, breakfast bar, plumbing for washing machine, sink and drainer, integrated double ovens and gas hob. Space for a fridge/freezer.



Views over the front gardens and Totnes. Sitting/Dining Room with dual aspect with picture overlooking the front lawns. Stone hearth with mantel and inset gas flame fire. Bedroom Three with side aspect. Bedroom Two with views over the rear terrace with built-in wardrobe. Fully tiled bathroom with hand wash basin, bath, separate W.C. Master Bedroom with ensuite and fully tiled wet room with hand wash basin and W.C. Towel rail and useful mobility hand rails. Electric shower with patio doors giving ramp access to the terrace.

Gardens and Outside

The property has two formal double gated driveways with one giving access to the detached garage with up and over door. Front gardens are laid to lawn with formal hedging with mature shrub borders to the righthand driveway. To the rear of the property there is a gated sheltered terrace with access from the master bedroom or wheelchair access from the front. Steps lead up to a large patio area taking in some fantastic views over Totnes towards Dartmoor making this ideal for alfresco dining.

Services

Mains electricity, mains water and drainage. Mains gas.

Local Authority

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

Council Tax

Band D.

Energy Performance Certificate

Energy performance rating C.

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: goad.elders.bluffs



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Approximate Gross Internal Area = 91.9 sq m / 989 sq ft

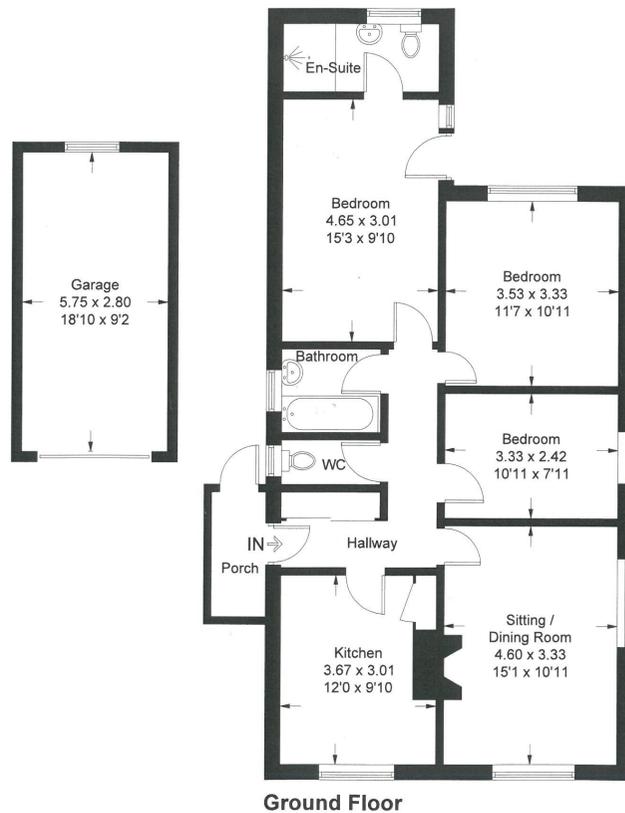


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