



6 Rush Way

Totnes, TQ9 5YH

RENDELLS

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Totnes, Devon, TQ9 5YH

Guide Price of £295,000

A well presented two bedroom home set in the quiet desirable residential area of Bridge Town with enclosed rear gardens, useful outbuilding/storage with easy access to the local amenities.

- Open plan sitting/dining room
- Woodburner on granite hearth
- Set over four levels
- Enclosed rear gardens
- Mature gardens
- Useful outbuilding
- Ideal first-time home
- Three-year Devon Rule applies

South Brent 8.8 miles approx., Ashburton 9.4 miles approx., Dartmouth 15.3 miles approx., Kingsbridge 14.3 miles approx., Exeter 27.3 miles approx., Plymouth 25.1 miles approx., Newton Abbot miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

The ancient market town of Totnes is famed for its fine period buildings, colour and diversity. There is an interesting range of small shops, cafes, restaurants, galleries and excellent educational provision. Nearby Dartington Hall, about 2 miles away, is a celebrated centre for the performing arts and progressive education. The surrounding South Hams countryside is ideal for outdoor pursuits, and the beautiful South Devon coast is within a short motoring distance. In addition, Totnes benefits from a mainline railway station to London Paddington.

Description

6 Rush Way has been a much loved family home for many years set in a quiet residential area with easy access to playing fields and walking distance to the local shop. Making this an ideal first time home. Potential to extend to incorporate the outbuilding (subject to any necessary planning consents).

Accommodation

Double glazed front door opening into an inner hall with space for hanging coats and shoes. Kitchen/breakfast room with front aspect and views over the front gardens with a range of undercounter and wall mounted units. Integrated oven and grill, space for a four ring gas hob, space for undercounter fridge, space for washing machine with tiled splashbacks. Breakfast bar and space for free standing fridge/freezer. Stairs (four steps) lead down to an open plan sitting/dining room with rear aspect and views over the rear garden with woodburner set on a granite hearth with flu going out. Useful understairs storage area. Double glazed terraced doors opening out onto the gardens. Stairs rise to the first floor from the main hall to a halfway landing.

First Floor

Family Bathroom with bath, handheld mixer shower attachment and hand wash basin. Good size bedroom with views over the rear garden and leafy parkland beyond. Steps lead up to the second level with W.C. useful airing cupboard housing the gas boiler.



Bedroom Two with front aspect and useful shelving and undershelf hanging space. The property enjoys plenty of natural light throughout.

Gardens and Outside

There is on street parking. Front gardens and pathway steps leading down to the front door with raised beds with some strawberry plants, mature fruit trees and rose bush to the front offering privacy. Useful outbuilding with lighting supply. Side pathway giving gated access to the rear garden. Mature hedging offering seclusion, raised beds and a paved area. Offering a blank canvas for the green fingered. Double doors lead out from the sitting/dining room onto the paved area.

Tenure

Freehold.

Agents Note

Three-year Devon Rule applies.

Services

Mains electricity, mains water, mains drainage and mains gas. Gas central heating.

Council Tax

Band B.

Energy Performance Certificate

Energy rating D.

Local Authority

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

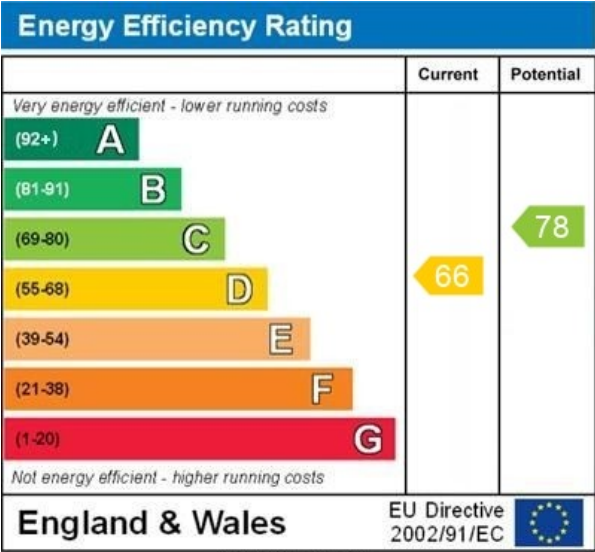
Viewing Arrangements

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

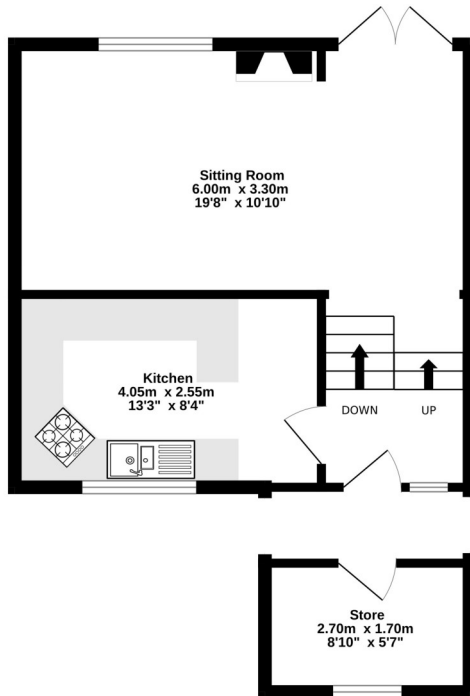
Directions

From The Plains roundabout cross over, 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. The next left onto Rush Way the property can be found on the right.

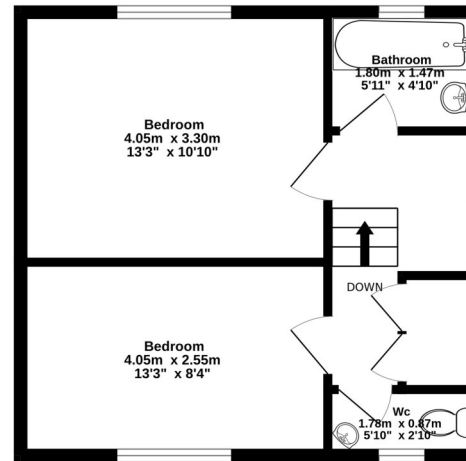
What3words: intestine.frock.cheese



Ground Floor
41.9 sq.m. (451 sq.ft.) approx.



1st Floor
35.1 sq.m. (378 sq.ft.) approx.



TOTAL FLOOR AREA : 77.0 sq.m. (829 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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