



12 Hayes Close



# 12 Hayes Close

, Totnes, Devon TQ9 5YB

Torquay 8 miles, Plymouth 26 miles, Exeter 26 miles

An end of terrace two-bedroom home situated at the top of Bridgetown within walking distance of Totnes with a large corner plot as well as views across Totnes and across to Dartmoor.

- Stunning views across Totnes
- Well presented family home
- Large corner plot
- Scope to extend (subject to necessary consent)
- Devon rule
- Reverse level living
- Freehold
- Council Tax Band B

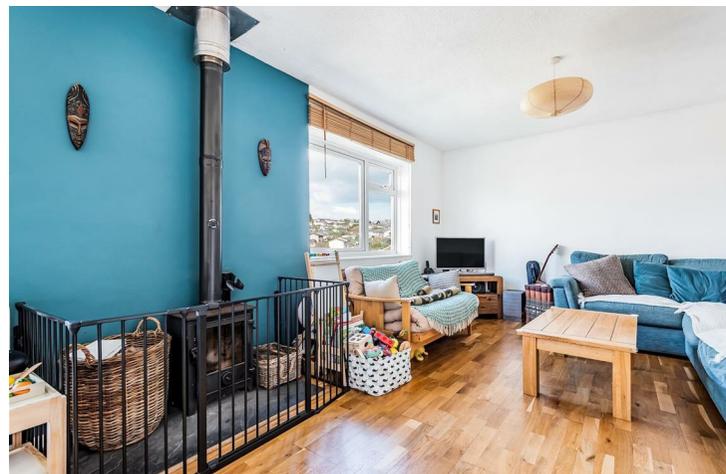
## Offers In Excess Of £300,000

### Situation

Situated at the top of Bridgetown, 12 Hayes Close enjoys elevated countryside views towards Dartmoor National Park. Totnes is a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including beautiful countryside walks, indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

### Description

An end of terrace two-bedroom home situated at the top of Bridgetown within walking distance of Totnes with a large corner plot as well as views across Totnes and across to Dartmoor. Complete with kitchen, sitting room, front and rear gardens, on street parking and stunning views. EPC Band D.



### Accommodation

The property is entered from a covered porch that gives access into the detached utility room on the right and the entrance hallway to the home to the left. Upon entering the property there is a bright and spacious entrance hall giving access to the kitchen, shower room and staircase leading to the sitting room. The kitchen has been recently renovated and enjoys wooden worksurfaces, patterned tile splashbacks and a range of white base and wall units. There is an electric double oven, gas hob and integrated dishwasher. Opposite the kitchen is the tastefully decorated shower room with a walk-in tiled shower with glass screen, WC and basin. A staircase leads up to the south facing sitting room with incredible views across Totnes and across towards Dartmoor. The sitting room has ample space for seating as well as space for formal dining as well as a wood burner creating a cosy setting.

On the lower ground floor are the two spacious bedrooms. The master is a good size with a large built in wardrobe whilst bedroom two is again a good sized double but is currently being used as a study for home working.

### Outside

12 Hayes Close occupies a large corner plot. The front garden space is extremely private being screened with well established hedging around the boarder. The front garden is predominantly laid to lawn with a paved terrace creating a great space for al fresco dining. To the front of the property is a sloping garden that is predominantly laid to lawn. From all aspects of the garden fantastic views across Totnes and over towards Dartmoor are enjoyed.

### Services

All mains services are connected to the property.

### Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

### Residential Lettings

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01803 866130.

### Viewing

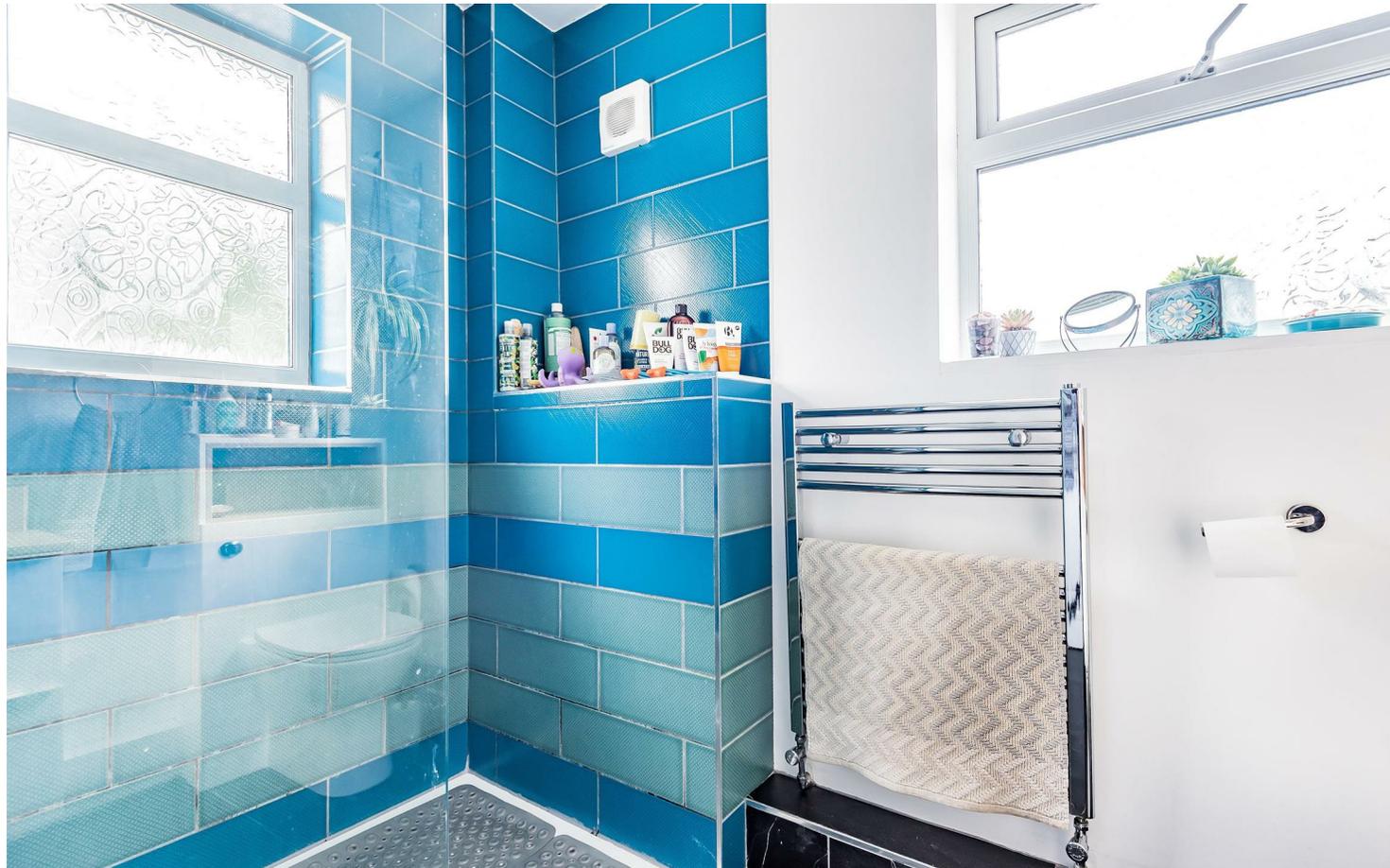
Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

### Agents Note

The property is the subject of an occupancy restriction under Section 157 of the Housing Act 1985. Purchasers are advised that they must seek the written consent of South Hams District Council or have lived or worked within the administrative county of Devon, or a combination of the two, for three years prior to purchase.

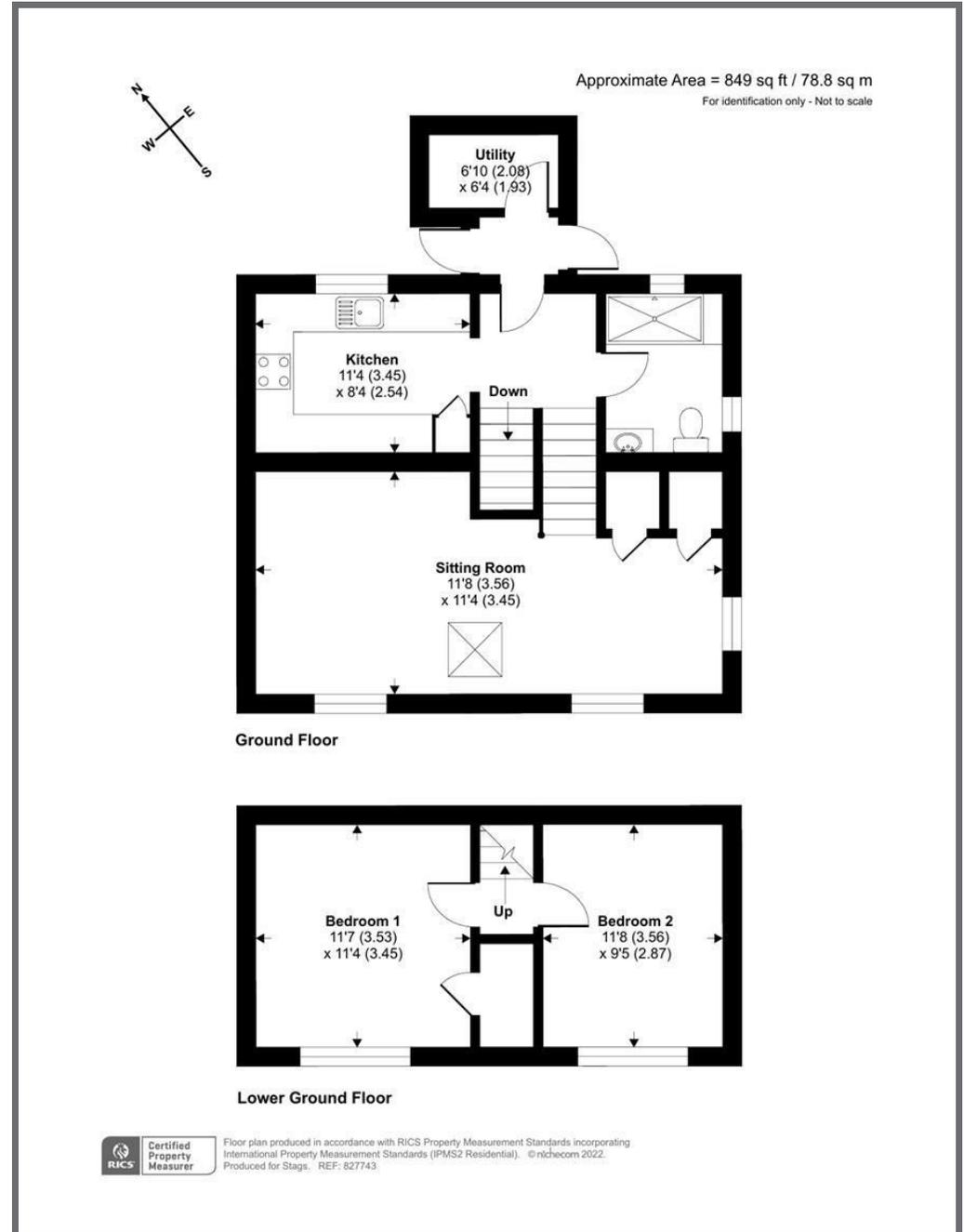
### Directions

From Stags Totnes office, proceed towards the town centre and then take the first turning from the mini roundabout towards the Vire Island bridge into Bridgetown and turn right at the T-junction heading towards Torbay. Proceed up Bridgetown Hill and at the top turn right into Blackpost Lane. Take the second turning on the right sign posted Courtfields. Travel down the hill bearing right then immediately left into Dukes Road. Continue on Dukes Road for around 300m and then turn right onto Hayes Close. The property is situated on the right-hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

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