



4 Lansdowne Park



# 4 Lansdowne Park

Totnes, Devon TQ9 5UP

Torquay 8 miles Plymouth 26 miles Exeter 26 miles

A link detached bungalow with front and rear gardens and far-reaching views.

- No Onward Chain
- Wonderful Far Reaching Views
- Parking
- Sitting Room
- 3 Bedrooms
- Front & Rear Gardens
- Garage
- Kitchen

Guide Price £399,995

## SITUATION

Lansdowne Park is located in the popular residential area of Bridgetown and is only a short distance from the centre of Totnes. Totnes is a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 7 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

4 Lansdowne Park is a well-presented, link detached bungalow set in a popular residential area enjoying far-reaching views. The property offers spacious and bright accommodation throughout including; sitting room, kitchen, boot room, three bedrooms and a shower room with separate WC. To the front of the property is a low maintenance garden and off-road parking for 1-2 vehicles in front of the garage. To the rear is a large paved terrace and area to grow vegetables as well as two sheds.



## ACCOMMODATION

The front door leads to a sizeable boot room which also offers storage, a sink and space and plumbing for washing and drying machines. From here a patio door opens to the rear garden or a separate door leads to the spacious entrance hallway. Both the kitchen and sitting room enjoy wonderful far-reaching views over Totnes including Totnes Castle, St. Mary's church and as far as Dartmoor in the distance. The kitchen features a range of floor and wall mounted units as well as an integrated electric oven, gas hob, fridge and a breakfast bar. The sitting room is bright and airy room with dual aspect windows and has space to accommodate a dining table.

The property has three bedrooms, all of which have built in storage. Bedrooms one and two will easily accommodate at least a double bed. The bedrooms are served by a tiled shower room with wash hand basin and towel rail whilst there is a separate WC.

## OUTSIDE

To the front of the property there is space to park 1-2 vehicles in tandem in front of a garage which has power and light. The front garden requires little maintenance as it is mostly laid to gravel and has well stocked borders providing a wealth of colour. The rear garden can be accessed securely either side of the property. There is a large smartly paved terrace and two sheds providing additional useful storage. Steps lead to the top of the garden where there is an area for growing vegetables and a lovely spot to enjoy the far-reaching views.

## SERVICES

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

## LOCAL AUTHORITY

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

## VIEWING

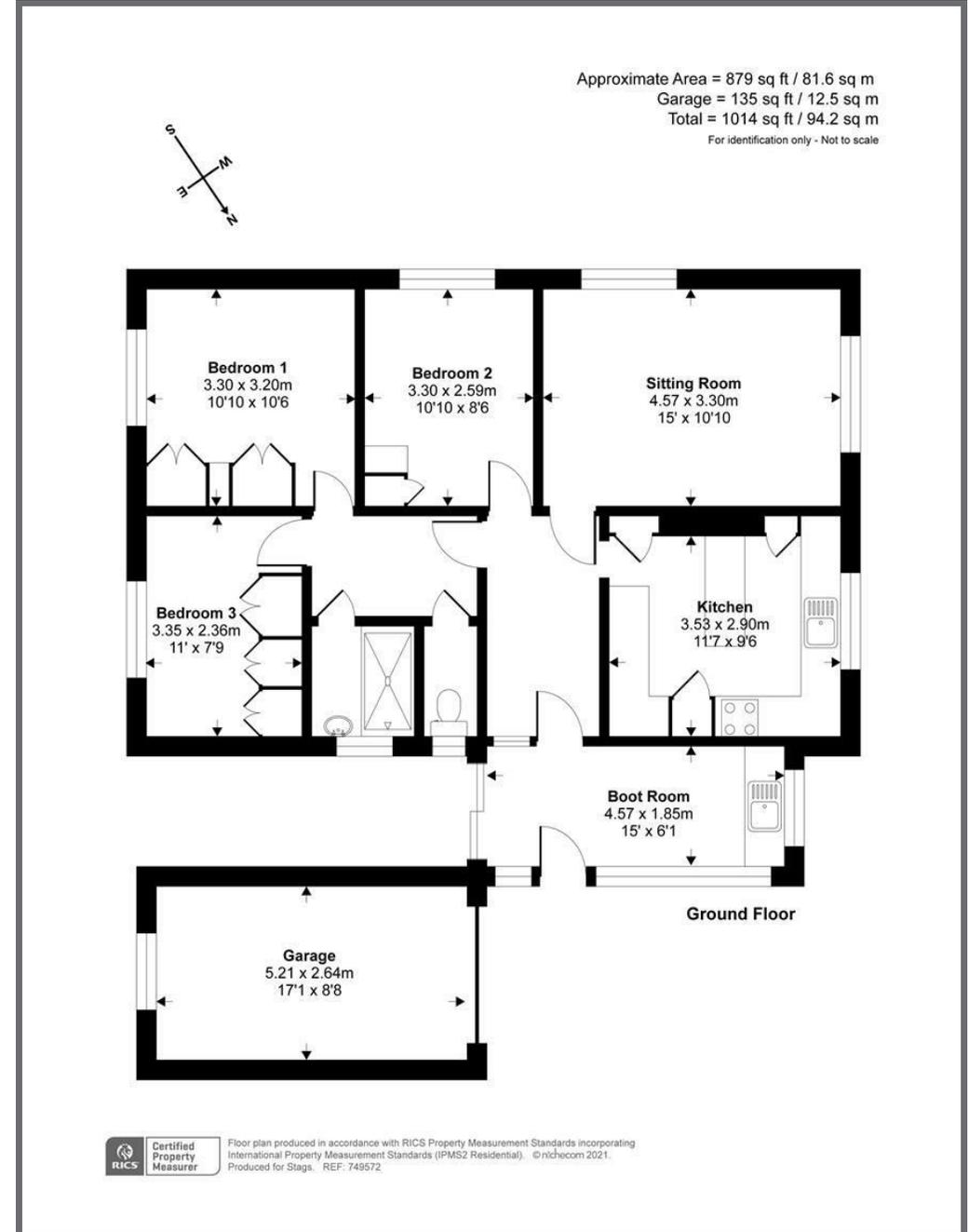
Strictly by prior appointment with Stags Totnes property office on 01803 865454.

## DIRECTIONS

From Stags Totnes office, proceed along Coronation Road, turning left at the roundabout and cross over the Old Bridge into Bridgetown and turn right on to Seymour Road. Continue along the road and immediately after St Johns Primary School turn right on to Weston Lane. Drive up the hill and turn right on to Lansdowne Park where you will find the property on the left-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) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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