



30 Westonfields



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Totnes, Devon, TQ9 5QU

A38 6 miles Torbay 6 miles Exeter 29 miles

A well proportioned two-bedroom home with useful outbuildings and off-street parking.

- Two double bedrooms
- Off street parking for two vehicles
- Sitting room
- Freehold
- A range of useful outbuildings
- Kitchen/dining room
- Utility
- Council Tax Band B

Guide Price £325,000

## Situation

Westonfields is a popular residential road on the edge of the town centre. Local facilities include a well-respected primary school, shopping parade and bus services into the town centre and beyond. This particular house enjoys a delightful outlook over its own garden and the surrounding area to the fields and hills beyond.

Totnes possesses a varied range of retail outlets. Eateries/public houses and cultural/recreational facilities. It also has a railway station sited on the main line that links Penzance with London Paddington. To the west, flanking Dartmoor National Park, is the A38 Devon Expressway for travelling to Plymouth, Exeter and further afield along the M5 Motorway. Plymouth has a ferry port providing services to Roscoff in France and Santander in Spain whilst Exeter possesses an international airport. In the opposite direction, to the east, are the attractive resort towns of Torbay and to the south the beautiful South Hams countryside and coastline.



## Description

A well-presented two-bedroom home situated in the popular area of Westonfields just a short walk from Totnes town centre. The property comprises of a well sized sitting room, dining room, kitchen, utility, two double bedrooms, family bathroom, front and rear gardens, off street parking and useful outbuildings.

## Accommodation

Upon entry of the property there is an entrance hallway leading through to the sitting room and kitchen beyond. The sitting room has a feature fireplace and large south facing window with fabulous views. Beyond the sitting room is the dining room that leads through into the kitchen. The kitchen is fitted with a range of base units with space for white goods and oven. Following through from the kitchen leads into the useful utility room. On the first floor there are two spacious double bedrooms. At one point there were three bedrooms but a wall was removed to create a larger master.

## Outside

To the front of the property is an area of garden along with parking for two vehicles. There is also a useful wooden, handcrafted store with double gates, a tin roof and power. To the rear of the property is a well sized rear garden with an area of raised decking to the far end and an area paved terrace closer to the property.

## Local Authority

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

## Services

All mains services are connected to the property.

## Viewing

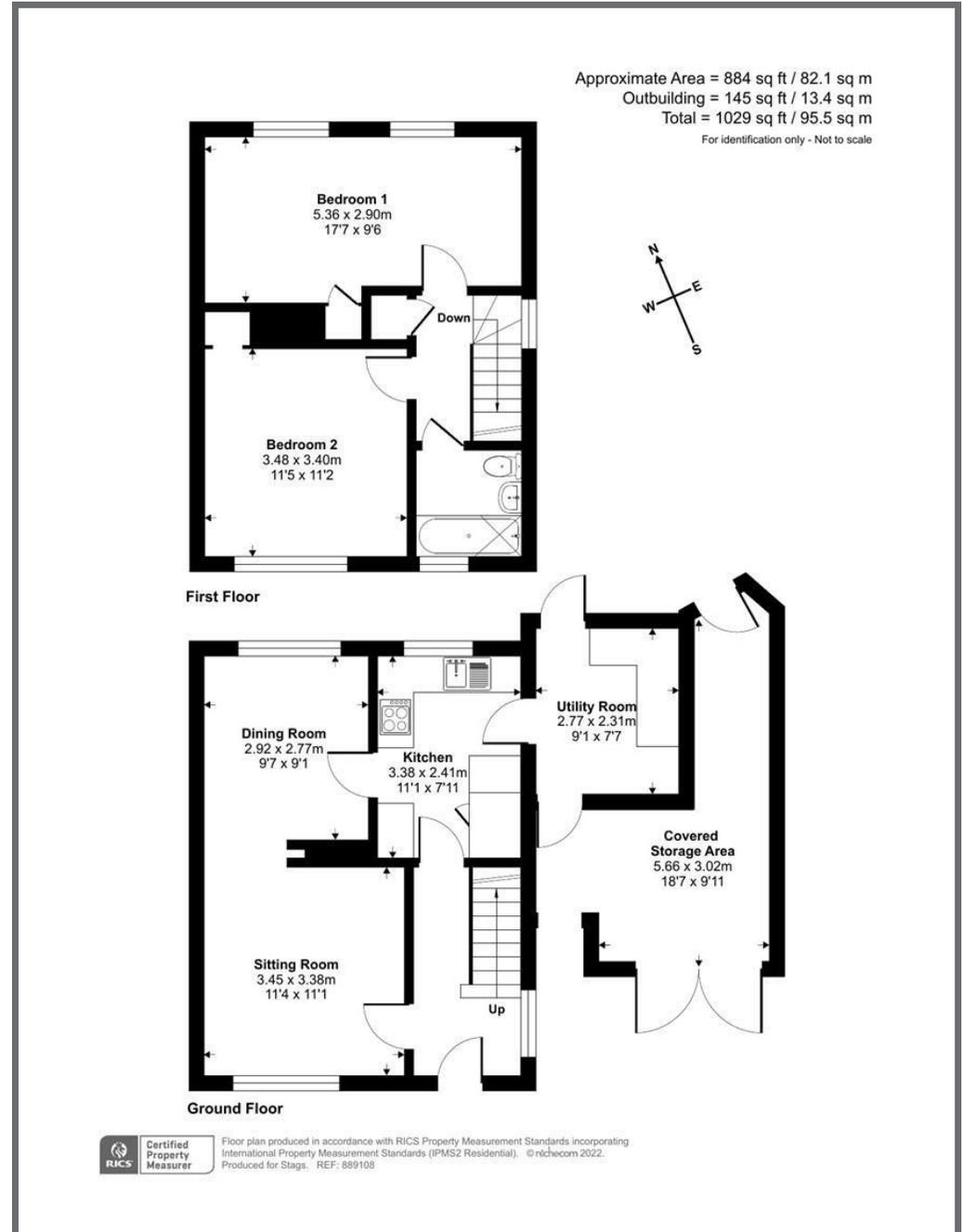
Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

## Directions

From Totnes drive over the old bridge and take the first turning right on to Seymour Road. Follow this road past St Johns Primary School bearing left up the hill. Continue up the hill until you reach No30 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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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