



1 Farwell Road
Totnes, Devon, TQ9 5LJ

Lovley 4 Bedroom Family Home

- Walking Distance of Totnes
- 4 Bedrooms
- Large Kitchen/Family Room
- Large South Facing Garden
- Parking and Detached Garage
- Potential to extend STP
- Within The Grove School Catchment Area

This lovely family home has spacious, bright accommodation and a large garden. With Totnes town centre, schools and station a short walk away the location is superb. Many period features remain with the original wood floors having been retained and refurbished where possible giving a contemporary feel and the house benefits from double glazing throughout.

The house is approached through metal gates onto a private driveway and you enter the house through an entrance porch with the original stain glass window panels. On the ground floor you have a spacious entrance hall and a door leads to the living room. This bright room has a large round bay window flooding the room with light and with a gas coal effect fire is the perfect place to relax and unwind.

The large kitchen/family room offers great space and leads directly onto the garden. The kitchen is fully fitted with wall and base units and Corian work surfaces. There is a built in fridge, 4 ring gas hob and electric oven under. It opens up to the dining and sitting area which is flooded with light from the roof lights and glazed doors open onto the sun terrace and garden.

Price £500,000



Off the kitchen is a large utility room, which can also be accessed via the hall, with wall and base units, a stainless steel single drainer sink, space for fridge/freezer and plumbing for washing machine, dryer and dishwasher.

The refurbished wood stairs lead to the first floor where you will find a large double bedroom with a lovely bay window and fitted wardrobes, a further double bedroom, a single bedroom and family bathroom with bath and shower over.

Further stairs lead you to the second floor where the double aspect master bedroom is situated. From here are great views of Totnes castle and the surrounding rolling countryside. There is a shower room on this floor.

Outside

To the front of the house is a private driveway with parking for 2 cars as well as a detached garage which could be utilised as a home office. The house is set in what is practically a double plot and has gardens to 3 sides. With a sunny South Facing sun deck accessed from the kitchen family/room the garden is mostly laid to lawn and has 2 garden sheds.

Situation

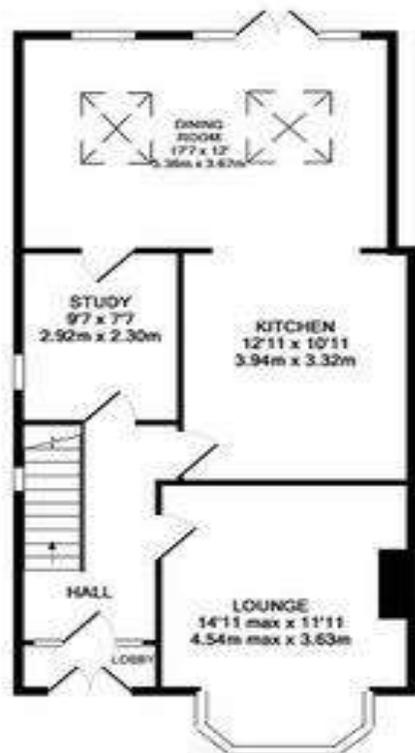
1 Farwell Road is situated on the corner of Farwell Road and Plymouth Road and is moments to the top of the high street. It is located in the catchment area of The Grove (OFSTED Outstanding) with many other well regarded Nursery, Primary and Secondary schools nearby. Totnes is a medieval market town which is surrounded by the beautiful rolling countryside of the South Hams. Located at the navigable head of the River Dart this unique town has a worldwide reputation for its lively, diverse community and relaxed atmosphere. There are a plethora of restaurants, bars and pubs as well as many privately owned shops and art galleries.

Totnes main line Train station is approx. 10 mins walk with its direct connection to London Paddington (approx. 2hr 45mins) Exeter St Davids (approx. 35 mins) and Plymouth (approx. 30





OTHER BUILDINGS
APPROX. FLOOR AREA
180 SQ. FT.
(16.7 SQ.M.)

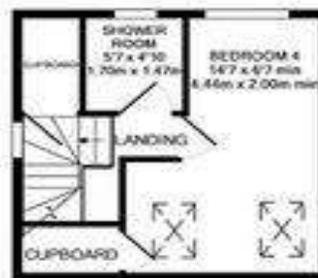


GROUND FLOOR
APPROX. FLOOR AREA
683 SQ. FT.
(63.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1562 SQ. FT. (144.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA
476 SQ. FT.
(44.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR AREA
212 SQ. FT.
(19.7 SQ.M.)

mins) Exeter airport is 30 miles away (approx. 40 mins) giving direct flights to London, UK and Europe. The A38 giving access to the motorway network is about a 10 minute drive.

Services - Mains Gas, Electricity, Water and Drainage.

EPC - D

Tenure – Freehold

VIEWINGS BY APPOINTMENT

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