



- 🏠 CHARMING CHARACTER HOME SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND AMENITIES
- 🏠 LOUNGE WITH WOOD BURNING STOVE
- 🏠 KITCHEN
- 🏠 CONSERVATORY/DINING ROOM
- 🏠 THREE BEDROOMS
- 🏠 FAMILY BATHROOM
- 🏠 LOFT ROOM
- 🏠 DELIGHTFUL ENCLOSED REAR GARDEN
- 🏠 GRADE II LISTED



A charming Grade II Listed character home situated within walking distance of the town centre and amenities with benefits including three bedrooms, loft room and enclosed rear garden.

A timber front door opens into the entrance hallway where there is a opening to the kitchen and door to the lounge. The lounge has a multi pane sash window to the front of the property, a fitted wood burning stove and a door opening to the staircase which rises to the first floor. The kitchen is fitted with wall mounted cabinets with matching base cupboards and drawers beneath bamboo work surfaces with fitted stainless steel gas hob and double electric oven. There is space and plumbing for washing machine, space for fridge and an opening to the conservatory/dining room. The conservatory/dining room has bamboo work surfaces with cupboards beneath housing plumbing for dishwasher and space for freezer and tumble drier. There is space for dining table and chairs, floor to ceiling windows and double glazed French doors opening to the rear patio garden. On the first floor are the three bedrooms, the family bathroom and a wooden ladder style staircase rises to the loft room. Bedroom one has a Victorian style fireplace with storage cupboards either side and a multi pane sash window to the front of the property. Bedroom two has a multi pane sash window to the rear of the property, a linen cupboard and further storage cupboard and a feature wrought iron fireplace with wooden mantle. Bedroom three has a multi pane sash window to the front of the property. The family bathroom is fitted with white suite comprising panelled bath with shower attachment and thermostatically

controlled raindrop shower over, pedestal wash hand basin and low level WC. There is a heated towel rail/radiator, a floor to ceiling linen cupboard and multi pane window to the rear of the property. The loft room has exposed beams and roof supports with velux window and access to under eaves storage. There is wardrobe space, exposed stone wall and spotlights.

Outside of the property and accessed from the conservatory/dining room is the delightful rear garden. Enclosed by timber fencing and stone walling the garden is laid to artificial grass for ease of maintenance with space for a variety of pots and planters.

25 Warland is freehold and is connected to all mains services with gas fired central heating.

Council Tax band: C - South Hams District Council.

For more information, or to make an appointment to view, please contact 01803 866336.



Our View “A charming character home within walking distance of the town centre and amenities.”



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



25 Warland, Totnes
Total Area: 119.5 m² ... 1286 ft²



ESTATE AGENTS
AUCTIONEERS
LETTING AGENTS
DISTINCTIVE HOMES

25 Warlands, Totnes, Devon, TQ9 5EL

Ref: DWO00445

01803 866336

£309,950

woodshomes.co.uk