

## BEAUTIFUL AND SPACIOUS FIRST FLOOR APARTMENT OFFERING FAMILY SIZED ACCOMMODATION WITH GARDEN AND PARKING.



Flat 3 Quarrenden

Weirfields

Totnes

Devon

TQ9 5JS

Offers in the Region Of  
£320,000

Ref: DRO1611

\* FIRST FLOOR APARTMENT \* SPACIOUS & ELEGANT \* LOVELY GARDEN \* PARKING \*



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

**Beautiful and spacious first floor apartment offering family sized accommodation with garden and parking.**

### DESCRIPTION

Flat 3 Quarrenden is a significant portion of an attractive and elegant Edwardian house, representing one of just three properties in the building. The design shows signs of 'Arts and Crafts' influence, and the accommodation is bright and generously proportioned with good quality original features from the period. There are three delightful bedrooms and at least two large additional roof areas that leave potential to enlarge the accommodation subject to consents. The property benefits from gas central heating, and enjoys fine town and countryside views from many of the rooms. Outside is extensive parking and a delightful garden. To conclude; Flat 3 Quarrenden represents a very rare opportunity to purchase something unique and special. This good sized home has quality and character in abundance and occupies a sought after and convenient position, close to amenities.

### SITUATION

Flat 3 Quarrenden occupies a secluded level position in favoured Weirfields. The property is situated within walking distance of the mainline station (connecting to London Paddington) and good primary and secondary schools. Totnes is a celebrated and historic South Hams town offering an interesting range of small shops, cafes, restaurants, galleries and excellent recreational provision, including beautiful walks and rowing on the River Dart. The surrounding countryside is delightfully unspoilt and provides excellent opportunities for outdoor pursuits. The beautiful South Devon coast and Dartmoor National Park are also within easy motoring distance.

### ACCOMMODATION

Upvc half glazed front door to:

#### ENTRANCE HALL

Fitted wall shelf, coat hanging rail, picture rails, radiator and oak parquet floor. Wide staircase to First Floor. Hallway with velux window, cased beams, pine banister. Radiator, picture rails and doors to:

#### SITTING ROOM *21' 8" x 13' 5" (6.60m x 4.09m)*

Front aspect gable style window with deep sill, cased ceiling beams, recessed cupboard with shelves. Exposed brickwork. T.V. point. Radiator. Inner glazed window and panelled door. A low door leads into extensive roof space that leaves excellent potential for enlargement of the accommodation.

#### KITCHEN/DINING ROOM *14' 0" x 12' 0" (4.26m x 3.65m)*

Side aspect window with town and countryside views, fitted with a range of cream finished wall and base units, granite effect worksurface and orange ceramic tiled splashbacks. Inset 1 ½ bowl sink with mixer taps. Appliance space. Electric cooker point and stainless steel extractor unit. Larder cupboard. Worksurface downlighters. Space for large table and chairs. Oak laminate flooring. Built-in storage cupboard with shelves and radiator.

#### BATHROOM

Part-tiled with white suite comprising panelled bath with electric shower unit above. Wash basin and W.C. Velux roof window. Cushioned vinyl flooring. Hatch to roof space and radiator.

## BEDROOM 1 14' 9" x 11' 0" (4.49m x 3.35m)

Front aspect window overlooking garden. Deep display sill. Built-in wardrobe. Picture rails. Cased ceiling beams and radiator.

## BEDROOM 2 12' 6" x 6' 3" (3.81m x 1.90m)

Side aspect window with recessed shelves, cased beams, picture rails and radiator.

## BEDROOM 3 13' 0" x 12' 10" (3.96m x 3.91m)

Side aspect window, small built-in cupboards. Picture rails and radiator.

## OUTSIDE

The property has a right of way access and a five bar gate leading into a driveway/parking and turning area. This gives way to a fine well-fenced garden comprising lawn, shrub and flower borders, further stone bordered beds and a good sized covered seating/BBQ area in front of a substantial timber garden shed.

## DIRECTIONS

Proceed from Totnes town centre towards Dartington on the A385 Station Road, progress straight ahead to the traffic lights. At the traffic lights take an immediate right (be very careful of oncoming traffic on outside lane) into Weirfields. Proceed for about 100m and the entrance to Quarrenden will be seen on the left hand side. The property is situated beyond the five bar gate straight ahead.

**Viewing Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing appointment for this property or require further information.**

**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.

**Data Protection** Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

### Energy Performance Certificate

Flat 3 Quarrenden, Weirfields, TOTNES, TQ9 5J3

Dwelling type: Top-floor flat	Reference number: 2348-8045-6234-0272-7934
Date of assessment: 24 April 2012	Type of assessment: RdSAP existing dwelling
Date of certificate: 24 April 2012	Total floor area: 106 m <sup>2</sup>

Use this document to:

- \* Compare current ratings of properties to see which properties are more energy efficient
- \* Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,457</b>
<b>Over 3 years you could save</b>	<b>£ 2,115</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 4,521 over 3 years	£ 2,769 over 3 years	You could save <b>£ 2,115</b> over 3 years
Hot Water	£ 747 over 3 years	£ 384 over 3 years	
<b>Totals</b>	<b>£ 5,457</b>	<b>£ 3,342</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-28) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
25	35

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

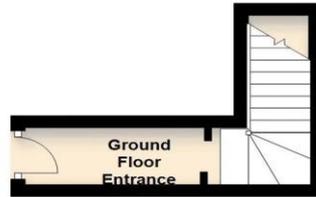
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 108	✔
2 Cavity wall insulation	£500 - £1,500	£ 1,188	✔
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 54	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## Ground Floor



## First Floor



All measurements are approximate  
Plan produced using PlanUp.

Flat 3 Quarrenden, Weirfields, Totnes