



- 🏡 CHARMING TERRACED COTTAGE WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND AMENITIES
- 🏡 OPEN PLAN LIVING/KITCHEN/DINING ROOM
- 🏡 GROUND FLOOR BATHROOM
- 🏡 TWO BEDROOMS
- 🏡 LOFT ROOM
- 🏡 STUDIO
- 🏡 REAR GARDENS
- 🏡 EPC RATING: E



6 Sunnymead Terrace is mid terraced home situated within walking distance of the town centre and amenities with open plan living accommodation, two bedrooms, loft room and South facing rear gardens.

At the front of the property a door opens into the open plan living room. The lounge area has a sash window to the front of the property fireplace with multi fuel stove and fitted corner cupboards and shelving. There is space for dining table and chairs. To the rear of the living room is the kitchen area with sash window to the rear of the property. The kitchen is fitted with wall mounted shelving, cupboard and shelving beneath tiled work surfaces. There is space for cooker and space for fridge/freezer. There is an under stairs storage cupboard and door to inner hall. From the inner hall a door opens into the utility room where there is a door to the rear of the property, and a door to the bathroom. Stairs rise from the inner hallway to the first floor. In the utility area there is space and plumbing for washing machine. The bathroom is fitted with suite comprising wood panelled bath with thermostatically controlled shower over, pedestal wash hand basin and low level WC. There are dual aspect windows and a cupboard housing the central heating boiler.

On the first floor are doors to the two bedrooms and door to the stairs to access the loft room. Bedrooms one and two both have wooden floorboards and sash windows with bedroom two enjoying the South facing views over the surrounding countryside. On the second floor is the loft room. A double room with dual aspect Velux windows one



providing views of Totnes Castle and St Marys' Church and the other with open Southerly rural views. There is an exposed stone wall and under eaves storage. To the rear of the property and accessed from the utility area steps lead down to the gardens. There is a door to a studio with double glazed windows and double doors leading onto the garden.

The garden is mainly laid to lawn with well stocked flower borders. There is also a timber shed. A shared pathway provides access to an area which can be used for parking. It is understood this area is owned by SWEB but the vendor of number 6 parks there.

6 Sunnymead Terrace 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.



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 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.



6 Sunnymead Terrace, Totnes

Total area: approx. 80.0 sq. metres (861.3 sq. feet)



WOODS

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6 Sunnymead Terrace, Totnes, Devon, TQ9 5TH

Ref: DWO01168

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£300,000

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