

## ATTRACTIVE DETACHED BUNGALOW IN A SOUGHT AFTER CUL-DE-SAC LOCATION WITH A BEAUTIFUL GARDEN.



**13 Courtfield**

**Totnes**

**Devon**

**TQ9 5RQ**

**Offers in the Region Of  
£329,950**

**Ref: DRO1666**

**\* DETACHED BUNGALOW \* 3 BEDROOMS \* ATTRACTIVE VIEWS \* POTENTIAL FOR UPDATING \*  
GARAGE \* MATURE GARDEN \***



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

**Attractive detached bungalow in a sought after cul-de-sac location with a beautiful garden.**

## **DESCRIPTION**

Cambria is a delightful bungalow enjoying attractive town and countryside views. The bright and spacious three bedroomed accommodation leaves potential for further updating and improvement and benefits from double glazing and gas central heating. Outside is a driveway, garage, pleasant front garden and a wonderful established rear garden with mature shrubs and flowers. To conclude; Cambria is a good quality bungalow with fine garden in a most favoured residential area on the southern fringes of Totnes.

## **SITUATION**

Cambria is situated in the delightful cul-de-sac of Courtfield which comprises similar well-kept bungalows with attractive views over Totnes. This historic market town, celebrated for its period buildings and cultural diversity has an interesting range of small shops, cafes, restaurants, galleries together with excellent educational provision and a mainline station to London Paddington. The surrounding countryside is delightfully unspoilt and offers excellent opportunities for outdoor pursuits. The beautiful south Devon coast and the Dartmoor National Park are within easy motoring distance.

## **ACCOMMODATION**

Sliding uPVC front door to:

### **ENTRANCE LOBBY**

With built-in cupboard and glazed inner door to:

### **HALLWAY**

Storage/linen cupboard. Telephone point. Radiator. Hatch to roof space and doors to:

### **SITTING ROOM**

Rear aspect patio doors and outlook over garden to roof tops and countryside beyond. Feature tiled fireplace and hearth. T.V. point. 2 radiators.

### **BEDROOM 3/STUDY**

Rear aspect window. Radiator.

### **KITCHEN**

Rear aspect window. Fitted with a range of oak finished wall and base units, worksurfaces and tiled splashbacks. Sink unit with mixer taps. Plumbing for washing machine. Electric cooker point. Appliance space. T.V. point. Wall mounted gas boiler for central heating and hot water. Telephone point. Radiator and glazed door to outside.

### **BEDROOM 1**

Front aspect window. Built-in double wardrobe. T.V. point and radiator.

### **BEDROOM 2**

Front aspect window. Mirror fronted wardrobe. Radiator.

### **SHOWER ROOM**

Part-tiled with coloured suite, comprising double cubicle with electric shower unit, pedestal wash basin and W.C. Bathroom cabinet and radiator. Electric fan heater.

## OUTSIDE

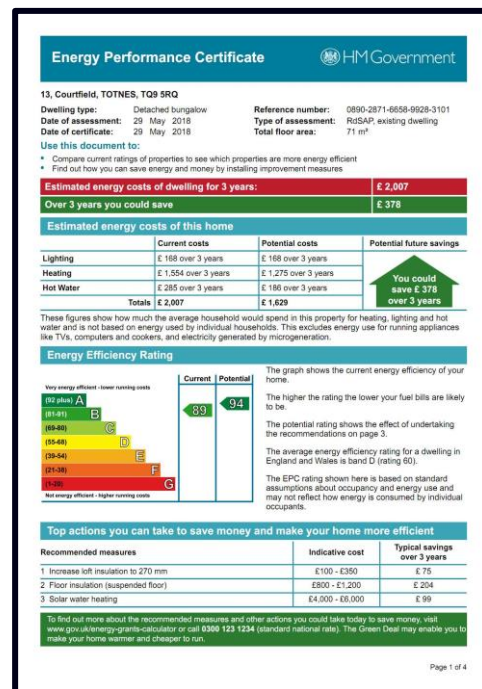
The property is approached by a sloping driveway/parking area with access to the garage with up and over door, power and light connected. To the side of the driveway is a fenced front garden with terraced lawns, hedging and some flower borders. Steps and pathways either side of the bungalow lead to a beautiful rear garden. This enjoys a high degree of privacy and a wonderful outlook with countryside views. A well tended undulating lawn is planted with fine shrubs enclosing some wonderful Acers. There are Rhododendrons, Camellias to the borders and various trellis style archways. Cultivated beds, ornamental pond, greenhouse, paved area, two garden stores and outside storage space.

## DIRECTIONS

From The Plains in Totnes proceed over the bridge into Bridgetown and proceed to the junction at the top of the road. Take a right onto Bridgetown hill and follow the road to the top. Take a right onto Blackpost Lane and then 2nd right onto Courtfield. Follow the road down and no.13 will be found on the left hand side.

**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.





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### Ground Floor



All measurements are approximate  
Plan produced using PlanUp.

**13 Courtfield, Totnes**