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*57 Fore Street, Totnes, Devon TQ9 5NL. Tel: 01803 863888*

*Email: totnes@rendells.co.uk*

REF: DRO1374

**10 Station Road**

**Totnes  
TQ9 5JG**

**ATTRACTIVE AND SPACIOUS SEMI DETACHED 1920s HOUSE WITH A GOOD- SIZED GARDEN IN A CONVENIENT POSITION BACKING ONTO PLAYING FIELDS.**



**\* \* \* Region £229,500 \* \* \***

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## **10 Station Road, Totnes**

### **SITUATION**

*10 Station Road* occupies a most accessible position within a short walk of schools, main line station and the splendid historic town centre, with its range of fascinating shops, galleries, restaurants and recreational provision. The surrounding South Hams countryside is delightfully unspoilt and offers excellent opportunities for outdoor pursuits and the beautiful South Devon coastal resorts are with short driving distance. Access to the A38 is about 5 miles, giving fast links to Plymouth, Exeter & beyond.

### **DESCRIPTION**

*10 Station Road* is a traditional older style family house, built in the 1920s and offering three bedroom, centrally heated accommodation which is part double glazed. The property is attractively decorated, but leaves scope for further improvement and extension, subject to usual consents. Features include Edwardian fireplaces, pine panelled doors and original pine floorboards. Outside, the large rear garden is a significant asset and benefits from a substantial timber workshop and stores. The property backs onto open playing fields. To conclude; *10 Station Road* is a comfortable older family house with plenty of potential, ideally situated close to town amenities.

### **DIRECTIONS**

From the roundabout by Morrison's garage take the A381 signed for Kingsbridge, Exeter and Plymouth. The property will be found approximately 150 yards on the right hand side, opposite China Blue Car Park.

### **ACCOMMODATION**

uPVC double glazed front door to

### **ENTRANCE HALL**

Stairs to first floor, electric meters & stained pine doors to:-

### **STUDY**

Edwardian fireplace, original serving hatch, fitted wall shelves and radiator.

### **SITTING ROOM**

A double aspect room, Victorian fireplace with slate hearth, TV aerial point and radiator.

### **KITCHEN**

A cottage style kitchen with butlers sink and mixer taps, built-in storage cupboards and various shelves, large larder, under-stairs cupboard and glazed wall cabinet. Electric cooker point, plumbing for washing machine and appliance space. Door to garden and inner door to store room with fitted gas fired boiler for central heating and hot water.

### **STAIRS**

(with decorative floral risers) from entrance hall (previously mentioned) to

### **FIRST FLOOR LANDING**

with vintage painted floorboards and built-in storage cupboard. Old pine stained door to:

### **BEDROOM 1**

Front aspect, Edwardian fireplace, TV aerial lead and built-in cupboard/wardrobe. Radiator.

## 10 Station Road, Totnes

### **BEDROOM 2**

Front aspect window radiator.

### **BEDROOM 3**

Rear aspect window with outlook over garden, radiator.

### **BATHROOM**

Part tiled and fitted with white suite, comprising of panelled bath with mixer taps and shower-attachment, pedestal washbasin with mirrored cabinet above and radiator.

### **SEPARATE WC**

### **OUTSIDE**

The small front garden comprises grassed areas, small trees and a path to the front door. A pathway to the side of the house leads through a wooden gate to the

### **REAR GARDEN**

This comprises a paved seating area with raised level lawn with mature shrubs, grass areas and pathway to a **large timber workshop/garden store**, there is a further small store and greenhouse. The garden backs onto some lovely playing fields/park.

### **SERVICES**

All mains.

### **ENERGY PERFORMANCE CERTIFICATE**

E

### **COUNCIL TAX**

Band B

### **ADDITIONAL INFORMATION**

South Hams District Council

Follaton House

Plymouth Road

Totnes

Devon TQ9 5NE

### **VIEWING**

Strictly by telephone appointment through Rendells Estate Agents, Tel: 01803 863888.

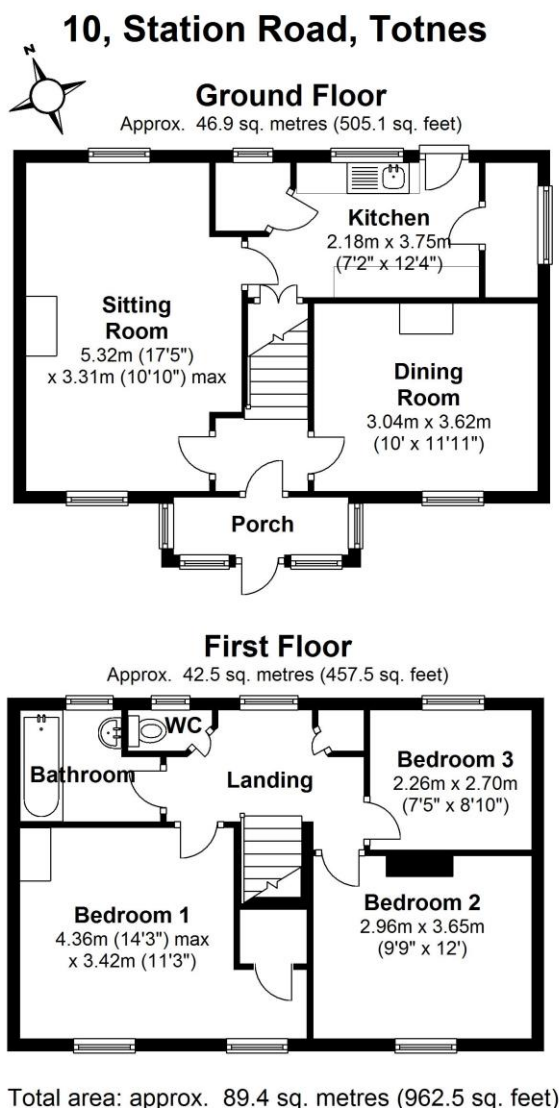


## 10 Station Road, Totnes

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### FLOORPLAN



10 Station Road, Totnes

