

LOT  
26

Gable Cottage, Newton Road, Totnes, Devon TQ9 6LS

\*GUIDE PRICE £240,000+



A three bed semi detached property with double garaging, set on the outskirts of Totnes in the South Hams.

#### LOCATION

Located within less than a mile outside of Totnes and within convenient access to the market town of Newton Abbot. Totnes itself, is a bustling market town full of historical interest and offers a great selection of unique shops and outlets, recreational facilities including a hospital, two supermarkets, galleries, riverside walks, churches, and its very own Norman castle. The town provides a range of restaurants and cafes and offers a mainline railway station with links to London Paddington.

#### DESCRIPTION

Gable Cottage features well-proportioned living space and bedrooms and ample storage and also features a generous sized garden to the rear. The property benefits from having a double garage with driveway, all within a short reach of Totnes town. When entering the property there are three double bedrooms, one with an en-suite and family bathroom on the lower level and large open plan living area, dining room and kitchen on the upper level.

#### ACCOMMODATION

**Ground Floor** Entrance porch, inner hallway, three bedrooms (master with en-suite facilities) and a family four piece bathroom.

**First Floor** Open lounge diner with vaulted ceiling and access to the garden, kitchen.

**Outside** To the front is a paved patio area leading to the entrance porch. At the rear of the property is a substantial garden which features a raised sun deck, generous lawns and a patio area.

Garages

Attached to the property is a set of two garages.

#### EPC

Energy Efficiency Rating - D

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

Strictly by appointment only with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website [www.countrywidepropertyauctions.co.uk](http://www.countrywidepropertyauctions.co.uk)



