



Luscombe Maye

Estate Agents



3 Broomborough Drive  
Totnes  
South Devon TQ9 5LT

Price £250,000

A short walk from the town centre and local schools, an end terrace 3-bedroom family house with country views and a good sized garden.

- Shops a five minute walk
- Lovely country views
- PV panels
- Residents' parking available
- Double glazing





# Full Description

## HOW TO GET THERE

Leave the town centre along Plymouth Road and take the second turning on the left into Broomborough Drive where number 3 is on the left.

## TOTNES

The unique and charming market town of Totnes sits above the River Dart in the heart of the South Hams. The town is one of Devon's gems, the birthplace of the Transition Town movement in England and nominated in British Airways' HighLife magazine as one of the world's top ten funky towns. Full of colour and character, its atmosphere is cosmopolitan with a West Country flavour and those looking for history, alternative therapies and beautiful countryside will find it in and around Totnes. The town is said to have more listed buildings per head of the population than anywhere else in Britain. With a twice-a-week market and full of small independent shops, it's well-known for ethical products, wholefoods and fair trade goods. It is the second oldest borough in England, with an ancient Guildhall and Church, a Norman Castle and its North and East Gates. There is a well-regarded community college and a mainline railway station and Dartmoor, the South Hams and many of its fine beaches are within easy reach.

## THE PROPERTY

Realistically priced for the current market, this end terrace house has lovely views across the rooftops of the countryside to the west and north of the town. 3 Broomborough Drive has good sized well-proportioned rooms, gas central heating and double glazing. With three bedrooms, it is an ideal family home with a large sunny garden and it's within walking distance of local schools, the town centre, and the station. PV panels on the roof provide the bonus of free electricity and an income of about £300 a year.

## ENTRANCE PORCH

With quarry tiled floor, double glazed front door opening into

## ENTRANCE HALL

Fitted carpet, radiator, carpeted staircase with cupboard under stairs housing Worcester gas fired combi boiler for central heating and hot water and space and plumbing for washing machine and dryer.

## SITTING ROOM

[NW] Open fireplace with tiled hearth and surround and with hardwood mantelpiece, fitted shelves to one side of chimney breast, fitted carpet, radiator, double glazed bay window, picture rail.

## DINING ROOM

[SE] Open fireplace with tiled hearth and surround with timber mantelpiece, floorboards, picture rail, radiator, double glazed window and double glazed door to garden.

## KITCHEN

[NE] Range of fitted kitchen units with hardwood fronts, stone pattern work surfaces and tiled surrounds, Beko four ring gas hob, single drainer one and a half bowl stainless steel sink, matching wall cupboards with extractor cooker hood, matching tall cupboard incorporating Zanussi oven/grill, floor units include carousel cupboards, tiled floor, double glazed casement window.

## UPSTAIRS

## LANDING

[NE] Fitted carpet, double glazed casement window, country views over the rooftops.

## BEDROOM

[NW] Fitted carpet, radiator, double glazed bay window, built-in wardrobe and built-in cupboard with shelves, picture rail, country views over the rooftops.

## BEDROOM

[SE] Fitted carpet, radiator, double glazed casement window, picture rail, built-in wardrobe and built-in cupboard.

## BATHROOM

[SE] Bath with tiled surround and with Mira electric shower unit and shower screen, wash basin and WC with tiled surrounds, tiled floor, radiator, electric wall heater, double glazed casement window.

## BEDROOM

[NW] Fitted carpet, radiator, picture rail, double glazed casement window, country views over the rooftops.

## OUTSIDE

In front of the house a garden with shrub bed and borders and designed for easy maintenance is approached up steps from the roadside pavement. Aluminium store shed to one side of the house. Behind the house a paved sun terrace is approached from the door in the dining room and alongside it is an outside WC. Beyond the terrace a pretty garden on two levels has a variety of shrubs and above it a kitchen garden. At the top of the garden a paved terrace is overlooked by a summer house 2.71m x 2.71m with windows and glazed double doors with store shed 1.35m x 2.7m under the same roof.

## SERVICES

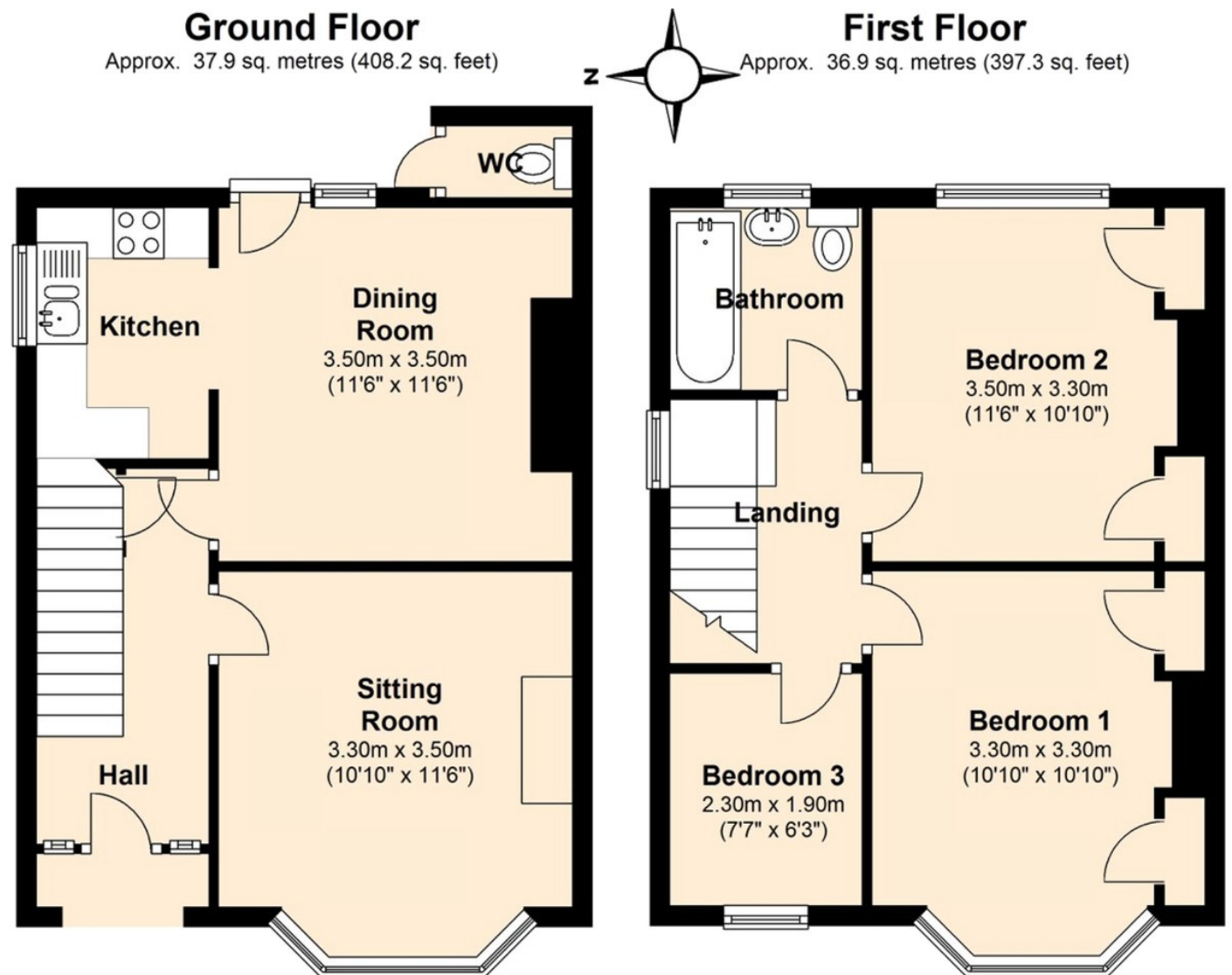
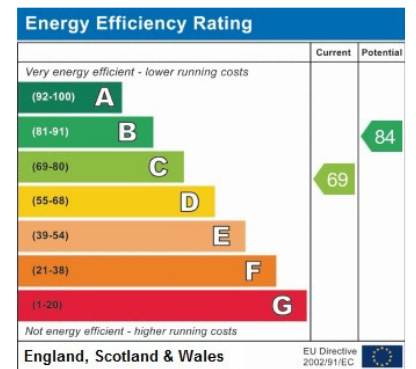
All main services connected. Gas central heating from Worcester condensing combination boiler in the cupboard under the staircase. PV panels are fitted to the roof at the back of the house. Installed capacity 1.56 kw. These produce an estimate annual 1,400 kWh and an income of approximately £300 a year payable in quarterly instalments.

## USEFUL INFORMATION

Go to <http://www.southhams.gov.uk> for information about council tax, location, development boundaries, recycling etc. Type TQ9 5LT in the box under 'Where You Live' [bottom right corner] and select 3 Broomborough Drive from the list.

## PARKING IN TOTNES

For general information about residents' parking in Totnes, go to <http://www.luscombemaye.co.uk/EstateAgent/article.cfm?id=346>



Total area: approx. 74.8 sq. metres (805.5 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

