



**SAMPLE  
MILLS**

**Denys Road  
Totnes  
Devon**

**£425,000**  
FREEHOLD





Denys Road, Totnes, Devon

**£425,000 freehold**

A Semi-Detached 2 bedroom Bungalow situated at the end of a cul-de-sac just off the town centre of Totnes, providing easy access for all local amenities to include shops, schools, pubs and restaurants, Churches, Totnes Castle and other historic sites. Totnes is a market town and situated at the head of the estuary of the River Dart within the South Devon area of outstanding natural beauty, and has easy access to Dartmouth, Torbay and the A38 to Plymouth and Exeter.

The property, which is sold with **NO CHAIN**, benefits from good off road parking for several cars, a garage and workshop plus gardens to the front and rear.

The accommodation internally comprises porch, entrance vestibule, lounge, separate dining room and kitchen/breakfast room. The master bedroom is downstairs, which is spacious and has access onto an en-suite, and there is a separate family bathroom. Upstairs, the property has a further bedroom.

The property is sold with **NO CHAIN**.

Viewing is recommended for those seeking a Bungalow in the historical market town of Totnes.



uPVC double glazed door to:

### Storm Porch

Aluminum door to:

### Entrance Vestibule

Single panelled radiator. Wooden box housing electric meter. Doors off to:

### Cloakroom

Shelving. Door through to:

### Lounge – 5.39m x 3.61m (17'8" x 11'10")

Stone open fireplace with mantle over and recess either side. Double panelled radiator. uPVC double glazed windows to the side. Double glazed door to the front. Coving to textured ceiling. Alcove recessed area. Arch through to:

### Dining Room – 3.97m x 3.46m (13'0" x 11'4")

Double panelled radiator. uPVC double glazed window to the front. Separate door to the hallway.

Wooden glazed door through to:

### Kitchen/Breakfast Room – 5.67m x 2.41m (18'7" x 7'11")

Incorporating a range of fitted base units with worktop surface areas. Stainless steel drainer 1½ with mixer tap over. Wall mounted cupboards. Space for electric appliance. uPVC double glazed window to the side and to the rear. Double glazed door to the rear. Tiled floor. Plumbing for washing machine. Smoke detector. Strip fluorescent light.

Door through to:

### Downstairs Bathroom

3 piece suite. Panelled bath. Low level w/c. Wash-hand basin. Obscure glazed window. Wooden panelling to the walls. Radiator.

Door through to:

### Master Bedroom – 4.99m x 2.84m (16'4" x 9'4")

Double glazed window. Double glazed door providing access to the rear. Double panelled radiator. Coving to ceiling. Sliding door through to:

### Wet Room

Tiled shower cubicle with fitted Mira shower. Low level w/c. Dimplex wall mounted heater. Wash-hand basin. Obscure glazed window. Single panelled radiator.

Folding doors provide access up to:

### Bedroom 2 – 5.26m x 3.85m (17'3" x 12'8")

Eaves storage. Velux windows to the front and to the side. Wooden panelling. Built-in storage cupboards. Recessed area with a wash-hand basin.

### Outside

To the front, the property has concrete pillars, raised wall, garden area with steps up to a decking area, which is accessed off the lounge and views over towards the town centre.

To the side, the property has good off road parking.

To the rear, there is a level rear garden, a garage and workshop with power and light.

### Agents Note

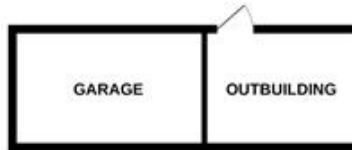
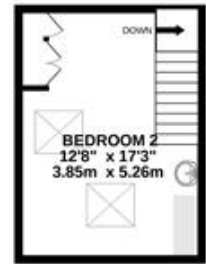
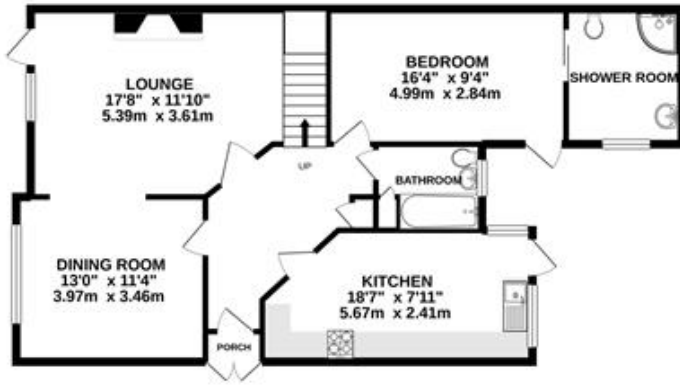
Council Tax Band: 'C' (South Hams)

EPC Rating: 'D'



GROUND FLOOR  
1109 sq.ft. (102.0 sq.m.) approx.

1ST FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.