



Ridgeside, Jubilee Road
Totnes, Devon, TQ9 5BW

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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A beautifully presented contemporary house built in 2009 sitting in an elevated position overlooking wonderful countryside and Totnes town in this conveniently situated and highly regarded road. The house has been built to maximise light and space and offers wonderful entertaining space and views from the principle rooms.

Air source heat pumps, exceptional insulation and the stunning 'Velfac' windows make the property incredibly warm and energy efficient. Steps from the parking area lead to the front door which opens into a an entrance hall with cloakroom off, Amtico flooring runs throughout the open plan kitchen and living area with large picture windows with views over the rear enclosed lawned garden and over the front with distant rural views. A feature wall with opening, fully fitted for a woodburner divides the open plan living and drawing room areas. Off of the kitchen is a study area with dual aspect windows. Stairs lead to the lower ground floor with master bedroom and a room with services in place to create an en-suite. There are 3 further bedrooms off the corridor with a family bathroom and en suite shower room. Ideally located on the lower ground floor is a useful laundry room. A tarmac drive provides access to the outside parking areas and the front of the property. There is a low maintenance south facing lawned garden to the rear with gravelled area off the open plan living area and drawing room. A separate patio provides an attractive seating area to enjoy the afternoon and evening sun. To the front is a further lawn with hedging creating a feeling of privacy and space.

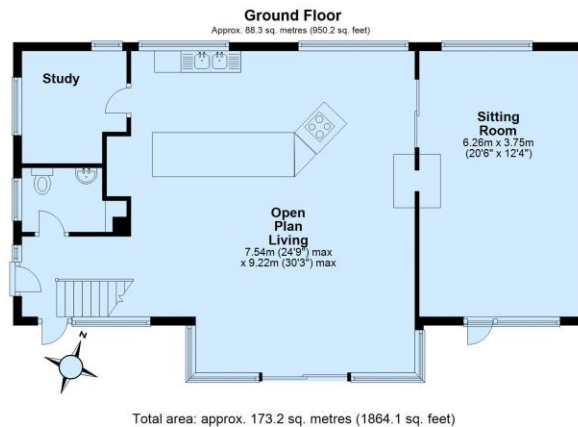
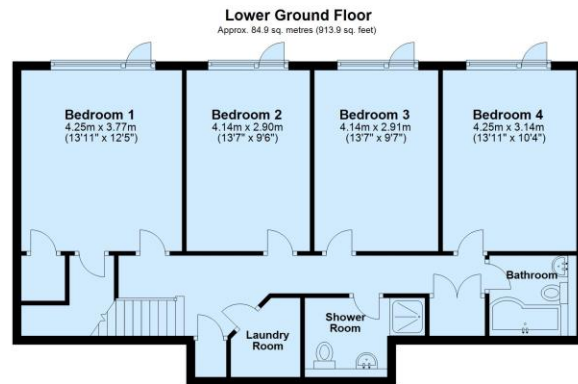
Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.

KEY FEATURES

- Rare opportunity
- Stunning contemporary south-facing family home
- Elevated plot with rural views
- Walking distance of town centre
- Air source heat pump, underfloor heating and heat recovery system
- Low maintenance gardens
- Beautifully presented throughout
- Parking for 3 cars

BEDS 4 | BATHS 2 | RECEPTS 2 | EPC D | COUNCIL TAX Band F | TENURE Freehold

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Total area: approx. 173.2 sq. metres (1864.1 sq. feet)



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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