

The Accommodation

- ✦ ENTRANCE PORCH
- ✦ OPEN PLAN LIVING/KITCHEN/DINING ROOM
- ✦ WC/UTILITY ROOM
- ✦ MASTER BEDROOM EN-SUITE
- ✦ TWO FURTHER BEDROOMS
- ✦ FAMILY BATHROOM
- ✦ REAR GARDENS
- ✦ OFF ROAD PARKING



15 Walnut Close is a modern detached family home situated in a quiet cul-de-sac within walking distance of the train station, the town centre and amenities. The spacious and well presented accommodation benefits from an open plan living/kitchen/dining room, master bedroom with en-suite, two further bedrooms, rear garden and off road parking.

A uPVC double glazed front door opens into the entrance porch where a solid Oak door opens into the open plan living/dining room. The lounge/dining area is a dual aspect, spacious, bright and airy room with two sets of double glazed French doors leading onto the rear garden with a double glazed window between. There are inset spotlights and engineered Oak flooring throughout the whole of the ground floor. The kitchen is fitted with contemporary modern high gloss wall and base level kitchen units with wood effect roll edge work surfaces. There is a Beko 4 ring gas hob with fan assisted built in oven below and extractor hood over, a built in dishwasher and a double glazed window to the front of the property. To the ground floor there is also a WC/utility room, a store room and a storage cupboard under the stairs. Stairs rise from the living area to the first floor where a particular feature is an almost floor to ceiling double glazed window providing an abundance of natural light. On the first floor is the master bedroom with en-suite, two further bedrooms and the family bathroom. The master bedroom is a spacious dual aspect room with double glazed windows to the rear and the side of the property. There is a large double fitted wardrobe and door providing access to the en-suite. The en-suite is fully tiled with contemporary suite comprising close coupled WC, wall mounted wash hand basin and built in shower cubicle with Bristan shower and chrome heated towel rail/radiator. There is an obscured double glazed window to the front of the property. Bedrooms two and three both benefit from fitted wardrobes with bedroom

two having a double glazed window to the rear, and bedroom one to the front of the property. The family bathroom is fully tiled with contemporary Roca suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled WC. There is also a chrome heated towel rail/radiator, inset spotlights, and an obscured uPVC double glazed tilt and turn window to the front of the property.

To the front of the property a driveway provides off road parking for two vehicles and a pathway with timber gateway leads to the rear of the property. The gardens to the rear are delightful. Immediately outside of the lounge/dining room is a paved patio area with space for dining furniture. There is also a lawned area leading onto a further area which is decked. There is also a timber shed.

15 Walnut Close is freehold and is connected to all mains services with gas fired central heating.

Council Tax band: D

For more information, or to make an appointment to view, please contact the office on 01803 866336.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs	A (92-100)	A (92-100)
	B (81-91)	B (81-91)
	C (69-80)	C (69-80)
	D (55-68)	D (55-68)
	E (39-54)	E (39-54)
	F (21-38)	F (21-38)
Not environmentally friendly - higher CO ₂ emissions	G (1-20)	G (1-20)

Environmental Impact (CO₂) Rating

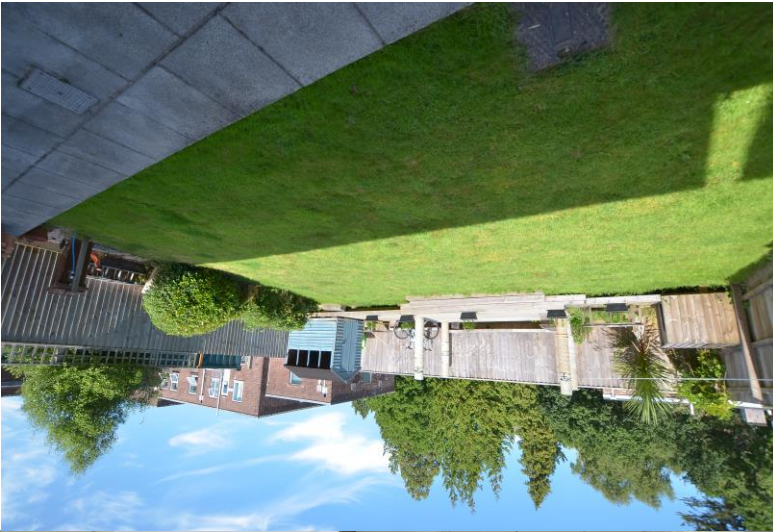
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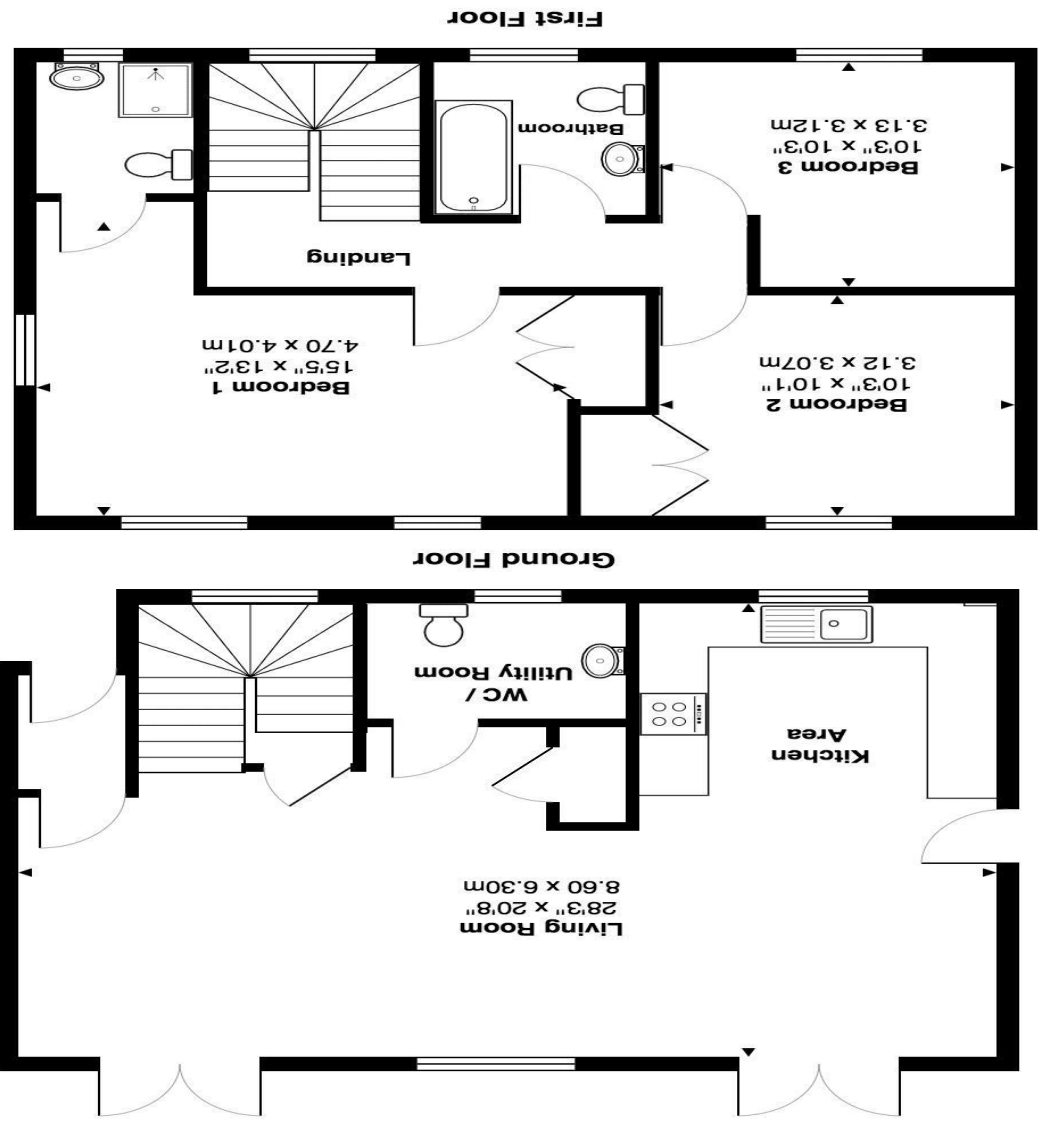
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81

91



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



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