

Treetops Moor Road, Staverton

Guide Price £340,000

RENDELLS

Treetops Moor Road

Staverton, Totnes

- Modernised Neutral Tones Throughout
- Two Well Proportioned Double Bedrooms
- Highly Sought-After Location
- Over 720sqft of Living Space
- Expansive Views Across Staverton
- Ample Driveway Parking & Garage
- Landscaped Rear Garden
- No Onward Chain

Enjoying a particularly good position within the street, this attractive link-detached bungalow has been modernised and well maintained throughout, offering a comfortable home with a well-considered layout. At the heart of the property is a spacious open-plan lounge and dining area, leading through to a well-appointed kitchen with a dedicated breakfast space. The accommodation further comprises two well-proportioned bedrooms, a modern shower room and separate WC. To the outside, a generous driveway provides plenty of off-road parking, with the added benefit of a garage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







The Accommodation

Entrance Hall
A welcoming entrance hall provides access to all principal rooms within the property and offers useful space for coats and footwear.

Lounge/Diner
The lounge/diner is a generously proportioned room with dual-aspect windows allowing an abundance of natural light to flood the space. A fitted carpet and feature gas fire create a warm and inviting atmosphere, whilst ample power points provide practicality.

Kitchen/Breakfast Room
The spacious galley-style kitchen is finished in neutral tones and benefits from granite-effect worktops and matt off-white shaker-style cabinetry. The wooden flooring continues from the hallway into the kitchen, creating a seamless flow throughout the space. The kitchen is fitted with a range of integrated appliances including an eye-level oven, induction hob, stainless steel extractor fan, fridge/freezer and dishwasher. There is also an informal breakfast area positioned beside a large window, making it an ideal spot to enjoy the surrounding outlook. A useful utility cupboard houses the washing machine, and a side door provides access to both the front and rear of the property.

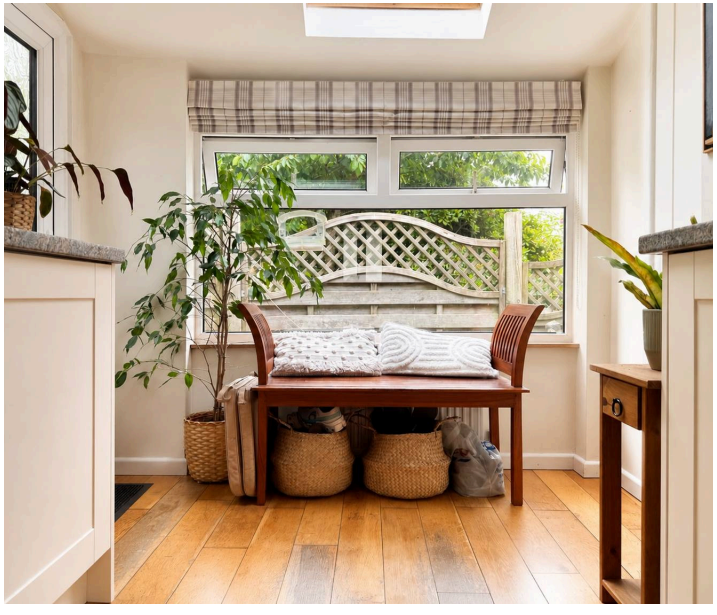
Principal Bedroom
The principal bedroom is well proportioned and offers ample space for wardrobes and additional furniture. Overlooking the rear garden, the room enjoys a pleasant outlook and a high degree of privacy. The room is carpeted and benefits from a range of power points.

Bedroom Two
A further generously proportioned double bedroom, ideal as guest accommodation, a second bedroom or a home office if required.

Shower Room
Comprising a corner shower enclosure with electric shower, hand wash basin and vanity storage unit beneath.

Separate W.C
Conveniently positioned adjacent to the shower room, the







Shower Room
Comprising a corner shower enclosure with electric shower, hand wash basin and vanity storage unit beneath.

Separate W.C
Conveniently positioned adjacent to the shower room, the separate W.C. provides additional flexibility for visiting guests and everyday use.

The Grounds

Garden & Garage
Approached via a generous driveway, the property occupies a wonderfully sized plot. To the front is an extensive L-shaped driveway providing ample parking and ease of maneuvering for multiple vehicles. The driveway leads to a single garage benefitting from power and lighting, with a rear access door opening into the garden. The front garden is laid principally to lawn and complemented by mature shrubs and planting, providing both privacy and kerb appeal. A side pathway leads to the kitchen entrance and continues to the rear garden.

Rear Garden
The rear garden is of an excellent size and arranged over two tiers, offering a manageable and attractive outdoor space from which to enjoy the far-reaching views across the surrounding countryside. Areas of lawn and established planting sit either side of the steps leading to the upper terrace, whilst patio seating areas on both levels provide ideal spaces for outdoor dining and entertaining. Mature trees and established boundaries create a private and tranquil setting.







The Additional Information

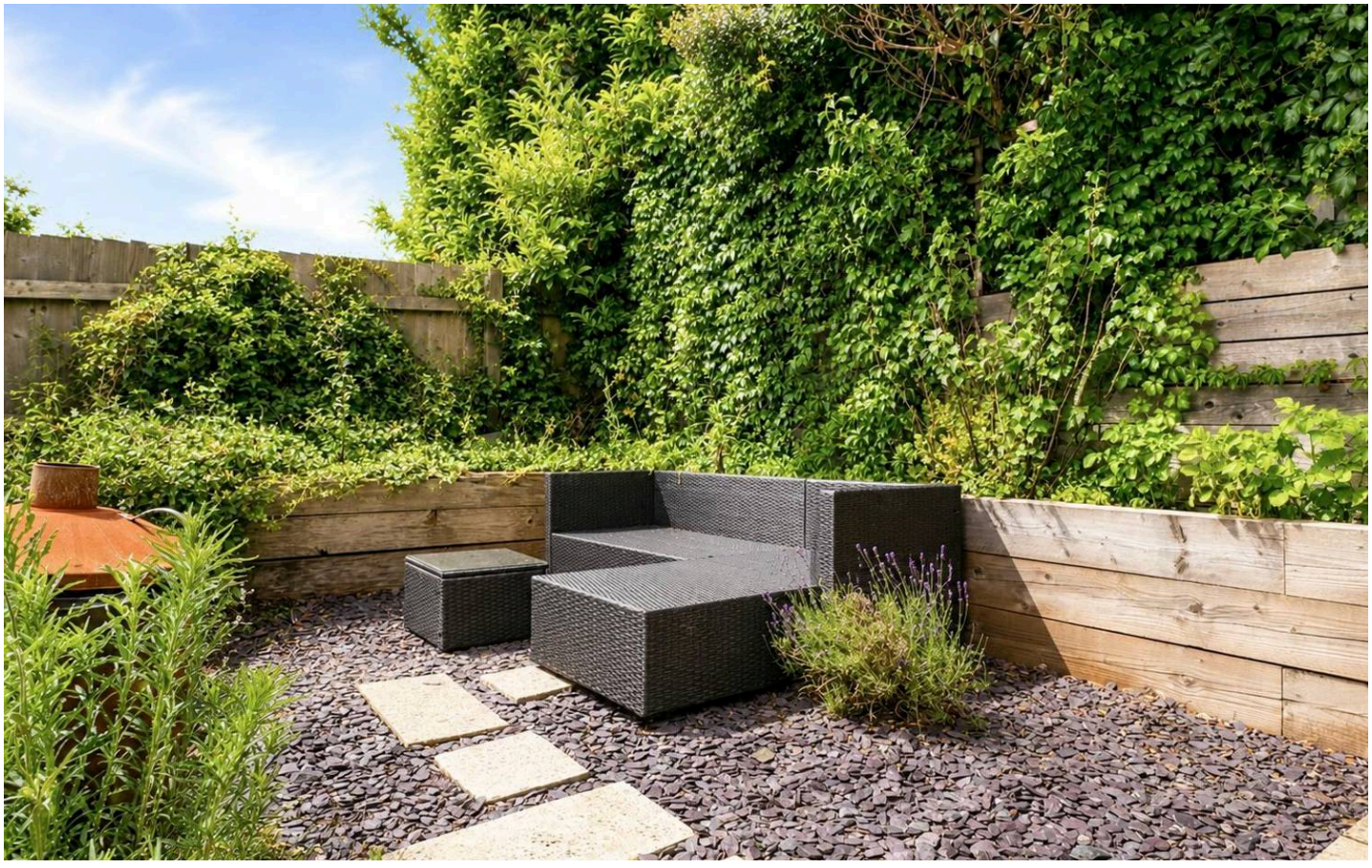
Services
Mains water, mains electricity, mains drainage and oil-fired central heating.

Local Authority
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Viewing Arrangements
Strictly by appointment through Rendells Totnes Estate Agents.

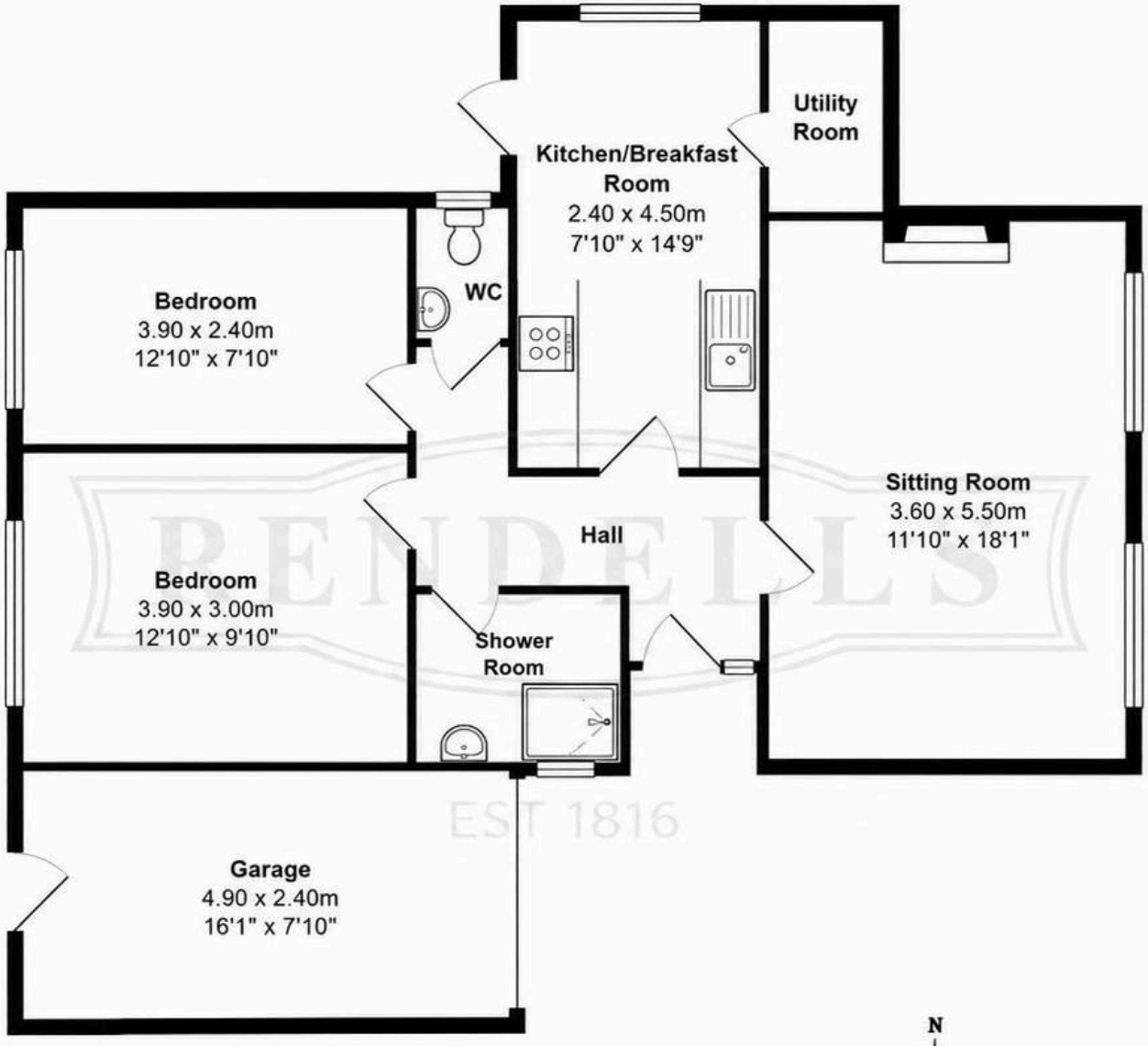
Mileages
Dartington Hall Estate 2 miles approx., Totnes 3 miles approx., Sandridge Barton Vineyard 4 miles approx., Ashprington 4 miles approx., Dartmouth 12 miles approx., Blackpool Sands 14 miles approx., Salcombe 20 miles approx., Plymouth 25 miles approx., Exeter 30 miles approx. Nearest Train Station: Totnes Railway Station 3 miles approx. (journey time approximately 2 hours 45 minutes to London Paddington plus South Devon Railway access to Totnes)

Directions
From Totnes town centre, follow the B3387 towards Dartington and Staverton. Continue for approximately 3 miles, passing through Dartington before crossing the River Dart into Staverton village. Turn onto Moor Road and continue a short distance to reach Tree Tops. For satellite navigation, please use postcode TQ9 6PB.









Total Area: 66.9 m² ... 720 ft² (excluding garage)



Rendells Totnes Estate Agents

Rendells, 57 Fore Street - TQ9 5NL

01803 863888 • totnes@rendells.co.uk • www.rendells.co.uk