



Luscombe Maye
Since 1873

Woodland Close, Staverton

Guide Price £610,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented detached bungalow that offers a blend of modern comfort and rural charm, featuring four bedrooms, a low maintenance garden, and stunning countryside views. It provides a perfect balance of privacy and convenience, set within a community-oriented environment with excellent amenities and transport links.

Upon entering the bungalow, you're greeted by a good size, useful and stylish, modern interior that feels both welcoming and thoughtfully designed. At the heart of the home lies the open-plan kitchen and dining area - bright, contemporary, and perfect for everyday living or entertaining. Adjacent to the kitchen, the reception room offers a calm and inviting retreat. A large window frames views of the garden, while a characterful fireplace with a wood-burning stove becomes the natural focal point of the space.

The bungalow boasts four spacious bedrooms, each designed with comfort in mind. Bedrooms one and three benefit from private en-suite bathrooms, while bedrooms two and four provide flexible living options—ideal for guests, a home office, or hobby spaces. A well-appointed family bathroom and a practical utility room add further convenience.

Outside, the property stands out with its crisp white exterior and terracotta-tiled roof, enhanced by energy-efficient solar panels. The rear garden is thoughtfully laid out for low maintenance, featuring a paved patio and a manicured lawn—ideal for outdoor relaxation or alfresco dining. Additional features include tranquil rural views, driveway parking and an attached garage for extra storage or off-road parking for a small car.



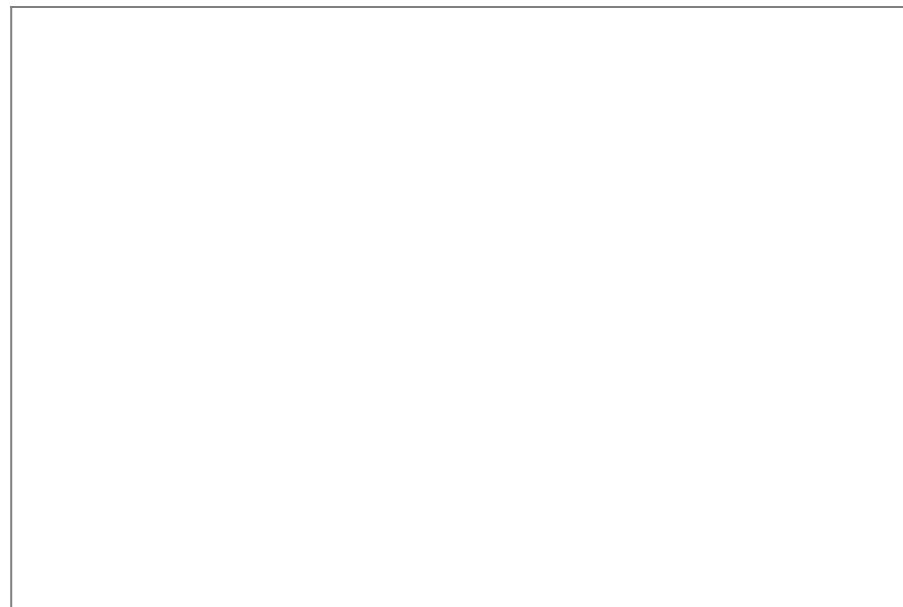
12 Woodland Close, Staverton TQ9 6PQ

Approximate Gross Internal Floor Area = 141.7 sq m / 1526 sq ft
Garage Area = 9.1 sq m / 98 sq ft
Total Area = 150.8 sq m / 1624 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached Bungalow
- Driveway & Garage
- Enclosed Garden
- Utility Room
- Four Double Bedrooms
- Highly Sought After Location
- Spacious Kitchen/Diner
- Recently Refurbished



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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Maye** Since 1873

Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com