



## Broadhempston

4x  2x 

ENERGY  
RATING  
D59

- Video Walk-through Available
- Spacious Mews-Style House
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Modern Kitchen/Diner & Bathroom
- Off Road Parking
- Courtyard-Style Garden
- 1 Bedroom Studio Annexe
- Sought-After Village Location
- Early Viewings Advised

**Guide Price:**  
**£490,000**  
FREEHOLD

4 Borough Court, Broadhempston, Totnes, TQ9 6BD



## 4 Borough Court, Broadhempston, Totnes, TQ9 6BD

Located in the heart of this highly coveted village and forming part of a select, courtyard-style development, this superb mews-style property is sure to impress. The accommodation is light, airy and versatile and the enclosed rear garden, designed with ease of maintenance in mind, features paved areas and a raised deck and seating which is particularly private and sunny. The property has off road parking at the front for two cars. The former garage has been converted into self-contained studio-style accommodation.

The village of Broadhempston offers a vibrant and active community lifestyle opportunity with many clubs and societies operating out of the modern village hall. Within easy reach are two village inns, an ancient church, post office/store and a primary school. The popular castle town of Totnes, sitting on the banks of the river Dart and famous for its Bohemian atmosphere, is around 3 miles' drive.

### **The Accommodation:**

The accommodation is well presented over two floors and includes a stylish fitted kitchen and up to the minute bathrooms. The living space comprises a double-aspect lounge with focal point log burner and doors to the rear garden. There is separate, formal dining room adjacent to a spacious L-shaped, eat-in kitchen. This is double-aspect with plenty of natural light. There is a cloaks/WC off the entrance hall.

On the first floor are four well-proportioned bedrooms and a modern, recently updated family shower room. The principal bedroom has a walk-in wardrobe/dressing room and also an en-suite bathroom.

In addition to the main accommodation there is an attached, studio-style annexe with its own kitchenette and shower/WC.

### **Outside:**

Enclosed courtyard-style garden at the rear with secluded raised decked terrace.

### **Parking:**

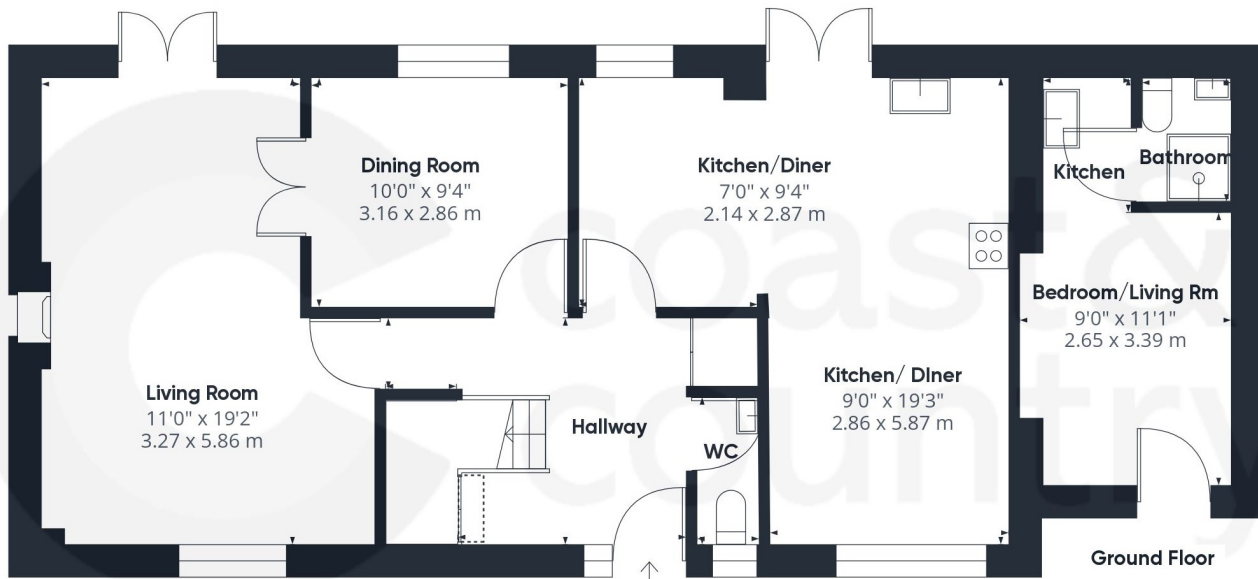
Space for 2 vehicles at the front.

### **Directions:**

Past Coppa Dolla Inn on the right and Borough Court can be found close to the end of the road on the right hand side.



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**Approximate total area**

1533.86 ft<sup>2</sup>  
142.5 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band D.

Tenure: Freehold.

Mains water. Mains drainage. Mains electricity. Oil-fired central heating.

Service Charge: Currently £5 per annum for courtyard.

Review Period: Annually.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.