



**1 Efford Corner  
East Allington  
Totnes  
Devon  
TQ9 7RA**

**Offers in Excess of £328,000**

**bettermove**

## Totnes

Bettermove are proud to present this 3 bedroom semi-detached house in the sought after area of Totnes.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room and fitted kitchen diner on the ground floor. The first floor consists of 3 bedrooms, an en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Totnes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A381 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

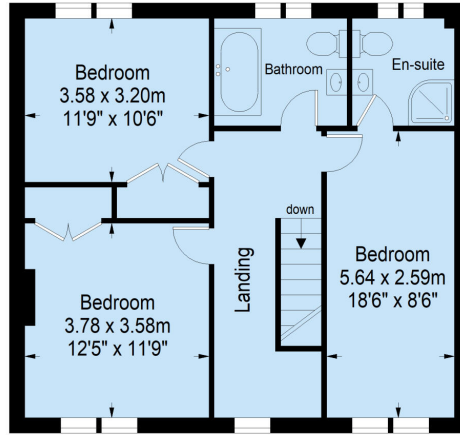
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

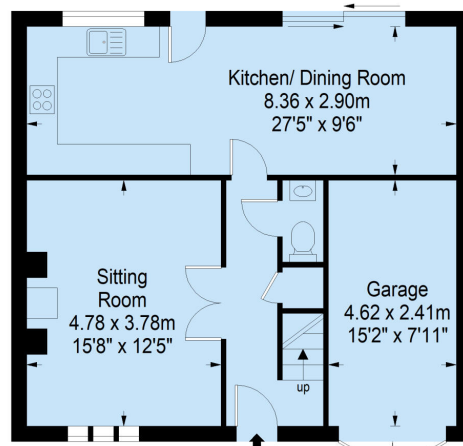
The exclusivity fee is returned to you upon successful completion of the property.



NB. This Floorplan is for illustrative purposes only.  
All dimensions are approximate.



First Floor



Ground Floor

Total area 118.30 Sq.m  
(1273 Sq.ft) Approx.  
(Excluding Garage)  
Garage  
Total area 11.50 Sq.m  
(124 Sq.ft) Approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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