



**11 Home Reach Avenue**

**RENDELLS**



# 11 Home Reach Avenue

Totnes, Devon, TQ9 5FS

A smartly presented semi-detached family home offering three bedrooms, converted garage, sheltered secluded courtyard and terraced gardens. Parking and plenty of storage. Set in the desirable Camomile Lawn development within walking distance to Totnes town centre.

- Master Bedroom Ensuite
- 3 Bedrooms
- 1 Reception Room
- Converted Garage Studio
- Driveway parking
- Delightful stone patio and gardens
- Walking distance to Totnes town

## Guide Price £425,000

Buckfastleigh (8.5 miles) approximately, Ashburton (9.3 miles) approximately, Newton Abbot (9.2 miles) approximately, Plymouth (25 miles) approximately, Torbay (9.6 miles) approximately, Exeter (27.6 miles) approximately, via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

The property stands within a 20 minute walk of all the town's central amenities. Totnes is an ancient market town and river port in the South Hams area of South Devon. The busy, narrow streets, dominated by castle and church tower are full of architectural and historic interest, while the green horizon is always visible just beyond the houses. Totnes is a most sought-after location, with superb walks along the River Dart and beyond to attractive South Hams countryside. The town centre offers an excellent range of shops, amenities and leisure facilities as well as many popular restaurants. There are a range of primary and secondary schools locally and excellent communications links via road or rail. The A38 connects Plymouth and Exeter, and Newton Abbot and Torbay are also a short drive away. The local railway station is on the Paddington/Plymouth line and is again within walking distance.

### Description

11 Home Reach Avenue has been a well looked after family home, with the addition of engineered oak flooring throughout the sitting room. Good quality floor finishings to the ground and second floor. The gardens are now maturing offering seclusion



and shelter. The garage has been converted into Home Studio, offering plenty of storage on the ground floor of the property and at the rear of the studio. Set in a highly desirable quiet development within walking distance to Totnes town centre.

## Accommodation

Partially glazed front door into a spacious entrance hall with ground floor W.C. and hand wash basin with front aspect. Large walk-in understairs cupboard. Plenty of space for hanging coats and shoes. Kitchen/Dining Room with front aspect over the mature garden, with a range of wall mounted and undercounter units with four ring gas hob, integrated double oven, sink and a half drainer, integrated fridge/freezer and space for washing machine. Plenty of space for a dining table. Stairs rise from the hall to the first floor:

## First Floor

With spacious sitting room with engineered oak flooring and double patio doors opening out onto the south facing sheltered terrace. Stairs rise to the second Floor.

## Second Floor

With Master Bedroom with views across Bridge Town and beyond, with quality laminate flooring. Ensuite with hand wash basin, W.C., large shower enclosure with shower valve. Bedroom Three currently used as a Home Office, with quality dark oak laminate flooring. Stairs rise to the upper floor.

## Upper Floor

With good airing cupboard with shelving housing the boiler and hot water cylinder. Bedroom Two with views over the rear gardens. Family Bathroom with bath, hand wash basin, W.C., Vent-Axia extractor vent and rear aspect.

## Studio/Garaging

The garage having been recently converted into a relaxing studio space with electric heating, double glazed windows and door with Ballet Pole. Laminate sprung floor and door to a large storage area to the rear with inset spotlights. Loft hatch giving access to the loft space above the garage (this space gives flexible usage for Home Office or studio).

## Gardens and Grounds

The property is bordered to the front with herb garden, mature shrubs offering seclusion with bricked driveway parking to the front of the converted garage offering parking for one/two vehicles. Side steps lead up to a gated entrance to the rear garden, with mature herb planting. Useful wooden storage shed, currently paved with local Limestone, planters and screening, it is a real suntrap, offering shelter and seclusion. Steps rise up to a terraced Wild Garden which has been planted with an array of specimen planting with two Silver Birches, Rowan tree, Cherry tree, Coxes Apple tree, Holly tree, Buddleia, Willow and Acer.





## Tenure

Freehold.

## Council Tax

Band C.

## Energy Performance Certificate

Energy rating B.

## Services

Mains electricity. Mains water (supply metered). Mains drainage. Gas central heating.

## Local Authority

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

## Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions

From The Plains in Totnes proceed into Bridgetown, take a right onto Seymour Road and continue to Pathfields and take a right onto Weston Lane, take another right onto Lansdowne Park and turn left to stay on Lansdowne Park and Home Reach Avenue will be found on the right-hand side.

**What3words** ///perkily.aquatics.daytime

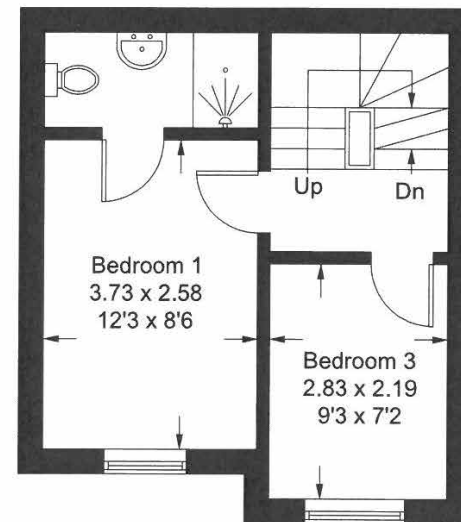
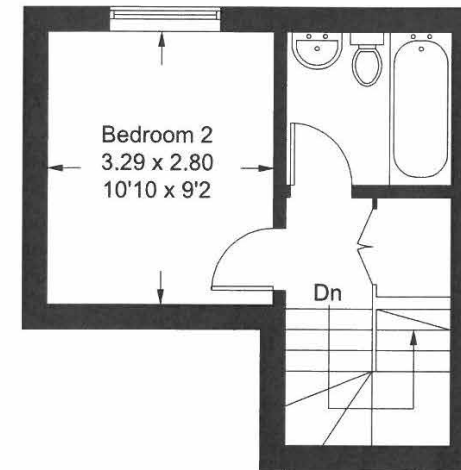
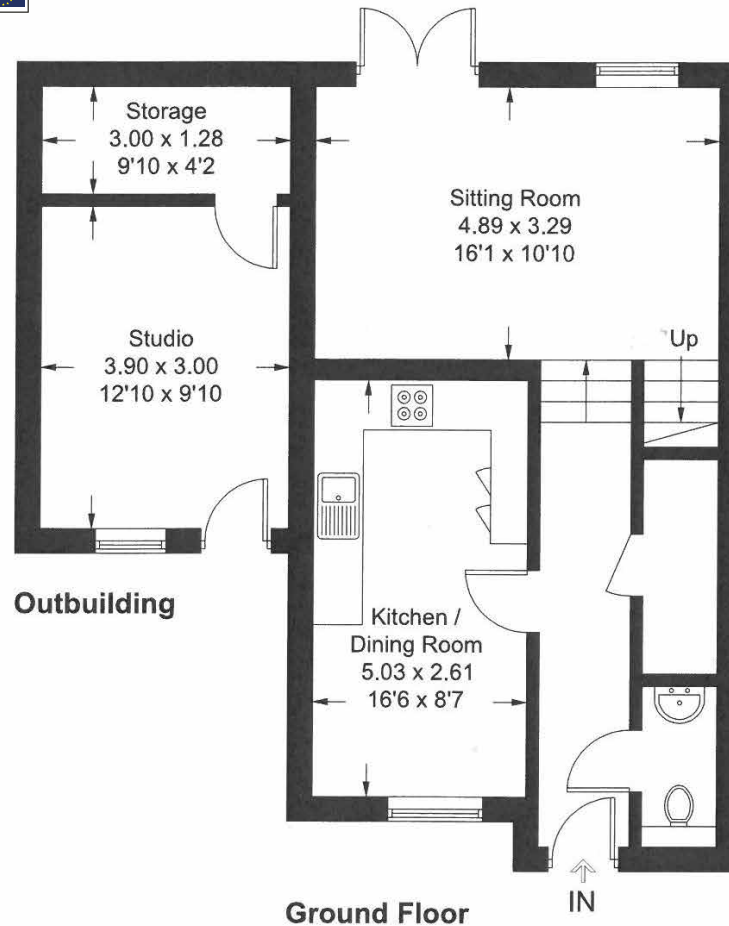


# 11 Home Reach Avenue, Totnes, Devon, TQ9 5FS

Approximate Gross Internal Area = 88 sq m / 948 sq ft  
 Outbuilding = 15.9 sq m / 172 sq ft  
 Total = 103.9 sq m / 1120 sq ft



| Energy Efficiency Rating                    |          |           |
|---|----------|-----------|
|   | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <b>A</b> | <b>95</b> |
| (81-91)                                     | <b>B</b> |           |
| (69-80)                                     | <b>C</b> |           |
| (55-68)                                     | <b>D</b> |           |
| (39-54)                                     | <b>E</b> |           |
| (21-38)                                     | <b>F</b> | <b>83</b> |
| (1-20)                                      | <b>G</b> |           |
| Not energy efficient - higher running costs |          |           |
| England & Wales                             |          |           |
| EU Directive 2002/91/EC                     |          |           |







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