



FOR SALE

£625,000

A detached four bedroom family home plus a studio annex

ADDRESS

Cobberton,
Denys Rd,
Totnes,
Devon
TQ9 5TL

SIZE

184.5 m² (1,987 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Detached house
- + Four bedrooms
- + Modern kitchen diner
- + Two reception rooms
- + Master bedroom ensuite
- + Ground floor WC
- + Front and rear gardens
- + Self-contained studio
- + Driveway
- + Low maintenance gardens
- + Freehold

OVERVIEW

The property is a four bedroom detached house offering open plan modern living perfect for families.

The ground floor features an entrance porch leading to two reception rooms. Continuing through the property you will find an open plan kitchen diner comprising a modern handleless kitchen including built-in appliances. There is also a ground floor WC and a utility room.

The first floor of the property comprises four double bedrooms and a family bathroom. The master bedroom includes ensuite facilities and a dressing space.

Externally there are front and rear gardens and a driveway to the front of the plot.

There is an attached self contained studio space which is accessible from the front aspect of the property via its own private entrance into the building. The annex comprises a ground floor hallway and storage space leading to a first floor open plan reception/bedroom with kitchenette and a shower room.

LOCATION

The property is situated in the heart of Totnes, a vibrant and historic market town at the head of the River Dart in Devon. Nestled between rolling Devon countryside and the river estuary, Totnes combines natural beauty with a strong sense of community.

Totnes is renowned for its independent, eclectic High Street — full of vintage shops, boutiques, bookstores, galleries and fair-trade outlets. The town's market culture is thriving: there is a weekly market every Friday and Saturday, and a popular Good Food Market on the third Sunday of each month.

Transport links are excellent: Totnes railway station offers regular services to Exeter and Plymouth (around 30 minutes), and the town is well connected by road via the A38.

There is also the option of arriving by boat or heritage steam train during the season, giving a very atmospheric arrival into the town.

CONTACT

Bradley Hever
+44 (0) 203 148 7500
property@rprs.co.uk

rprs.co.uk



ACCOMMODATION

TOTAL 288.25 m² 3,102 ft²
Approx. gross internal floor area

SERVICES

We are advised that the property has mains electricity, gas and water. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is considered a E rating by South Hams Council. Interested parties should make their own investigations.

TENURE

Freehold

GUIDE PRICE

£625,000

VIEWING

Please contact sole selling agents:

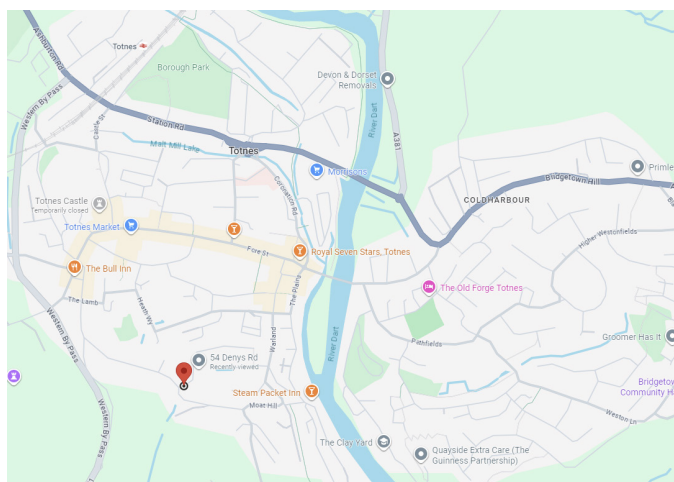
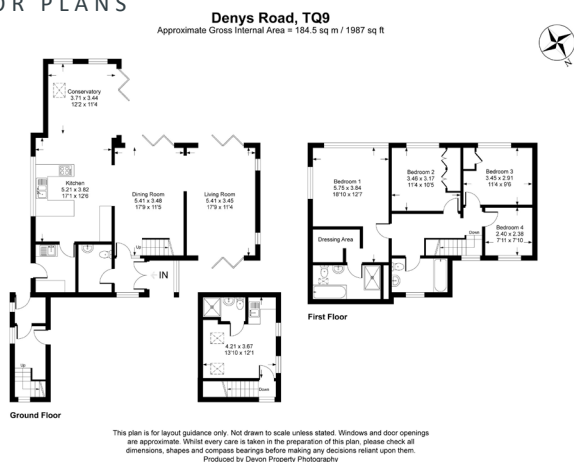
RPRS - 0203 148 7500 - property@rprs.co.uk

NOTE

As this is an insolvency related sale, we have limited information available. Interested parties should make their own investigations on all matters.



FLOOR PLANS



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: November 2025