



11 Home Reach Avenue

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



Dartmouth 14.8 miles; Plymouth 25 miles;
Exeter 27.6 miles;

Modern 3-bedroom semi-detached home with studio, private garden, parking and easy access to Totnes town centre

- Desirable Camomile Lawn development
- Well-equipped kitchen/dining room
- Bright sitting room with garden access
- Master bedroom with ensuite
- Converted garage studio
- South-facing landscaped garden with paved seating area
- Close to town, river, and transport links
- Freehold
- Council tax band C

Guide Price £425,000

SITUATION

Located a short distance away from Totnes town centre, a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes. The property is situated within easy walking distance of shops, cafes, restaurants and the River Dart.

DESCRIPTION

Nestled in the desirable Camomile Lawn development, this modern semi-detached home offers the perfect blend of comfort and convenience. Built in 2015 by Linden Homes, this property is ideally located on the edge of Totnes, providing easy access to the town centre and the serene River Dart.

With its spacious layout, well-appointed rooms, and delightful outdoor spaces, this home is perfect for families and professionals alike.

One of the standout features of this property is the converted garage, now transformed into a versatile studio space with a Harlequin sprung floor. This additional area is ideal for dance or fitness activities, providing ample room for a variety of uses. The studio also includes a useful storage area at the back and additional roof storage.

ACCOMMODATION

The ground floor features a well-equipped kitchen/dining room with modern appliances, a convenient downstairs WC, and a spacious storage cupboard. The first-floor sitting room boasts lovely wooden floors and French doors leading to the sun deck and garden. On the second floor, the master bedroom includes an ensuite bathroom, and a second bedroom offers flexibility for use as a home office. The top floor houses a third double bedroom and a family bathroom.

OUTSIDE

The property includes a driveway for parking and a beautifully landscaped rear garden with a large paved seating area, perfect for al fresco dining. The garden is easily accessible from the sitting room and features steps leading up to a sloping lawned area with lovely views across Totnes. The converted garage/studio adds valuable extra space, ideal for various uses.

SERVICES

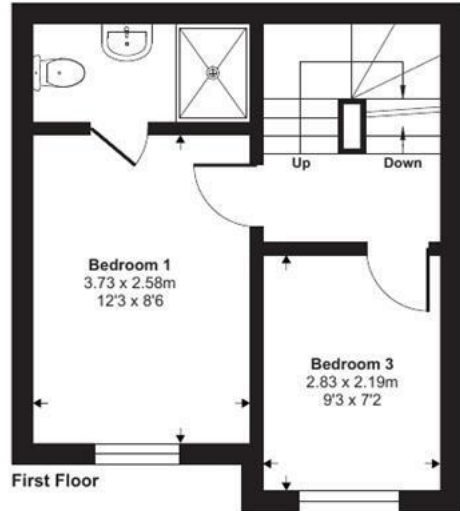
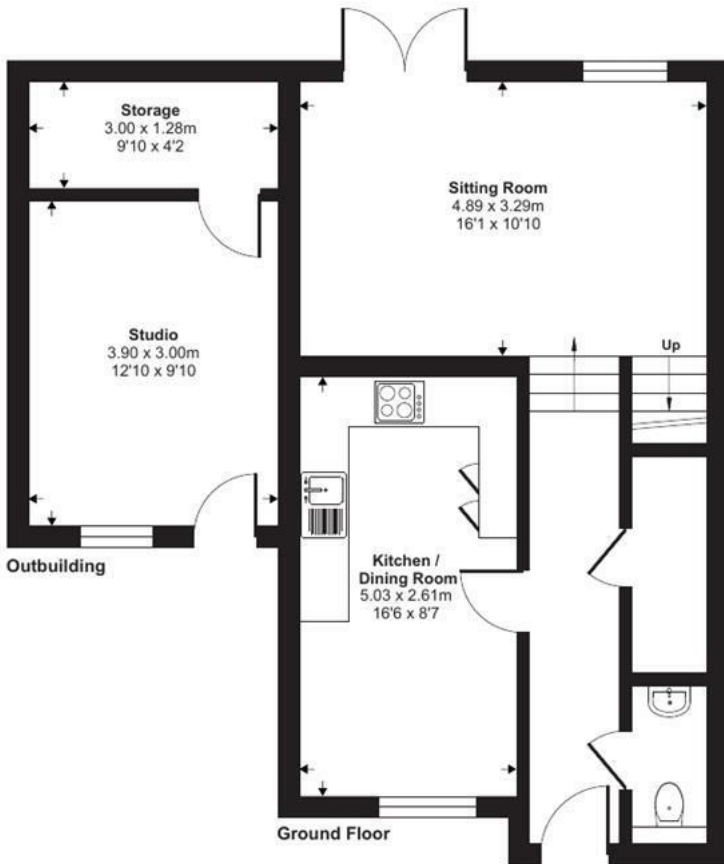
Mains Gas, Electricity, Water, and Drainage.

DIRECTIONS

From The Plains on Totnes go across Bridgetown bridge and follow on until you reach a T junction. Turn right and follow this up the hill until almost at the brow of the hill there is a turning to the left marked Blackpost Lane. Follow this to the second turning on the right and proceed along this until you see a turning on the left for Camomille Lawn. Proceed on into Home Reach Avenue and then the property is a short way down on the left.

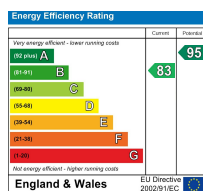


Approximate Area = 948 sq ft / 88 sq m
 Outbuilding = 172 sq ft / 15.9 sq m
 Total = 1120 sq ft / 103.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1159718

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