



11 Priory Avenue

11, Priory Avenue, Totnes, Devon TQ9 5HR



A38 5.8 Miles, Exeter 28 Miles, Torbay 6.8 Miles

Wonderful detached home, spacious and versatile accommodation, gardens and double garage within close proximity to the town centre and local amenities

- Prime Totnes location near town centre
- Easy access to A38 and mainline train
- Detached home in sought-after area
- Spacious and light-filled living spaces
- Open-plan kitchen with Velux windows
- Beautifully landscaped wrap-around garden
- Double garage with off-street parking
- Versatile loft space with private cloakroom
- Freehold
- Council tax band F

Guide Price £750,000

SITUATION

Superbly located, this wonderful property is only a short walk into Totnes centre, a bustling Elizabethan market town full of interest with a full range of independent shops and recreational facilities. The town is one of Devon's gems full of colour and character that stems from a rich cultural, historical and archaeological heritage. Totnes is full of facilities including a hospital, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

The A38 Devon expressway is just 6 miles away, allowing speedy access to the Cathedral City of Exeter and the Maritime Port of Plymouth. Devon has a comprehensive rail network accessed at the mainline railway station in Totnes with regular rapid links to London Paddington.

DESCRIPTION

On the market for the first time in 28 years, this detached home offers a unique opportunity to update and personalise the space to your taste. The property features generous living areas, a double garage, and a wrap-around garden. With its classic design and potential for thoughtful enhancements, this home is a rare find in one of Totnes' most sought-after addresses.

ACCOMMODATION

The entrance vestibule welcomes you into a bright hallway with a classic balustrade staircase that sets the tone for the home's character. The sitting room, featuring a traditional fireplace,

offers a comfortable space to unwind. The open-plan kitchen/dining room benefits from ample natural light, enhanced by Velux windows, making it an inviting area for family gatherings. The adjacent utility room provides practical storage and direct access to the garden, ideal for daily convenience.

Upstairs, three well-proportioned double bedrooms share a family bathroom. The second floor features a versatile loft room with its own cloakroom, perfect for use as a home office, studio, or additional living space.

OUTSIDE


The property is approached through a pedestrian gate, leading to the front door. The landscaped garden wraps around the house, featuring patios, lawns, mature flower beds, and trees - ideal for outdoor dining and relaxation.

A double garage with additional parking space adds convenience and security.

SERVICES

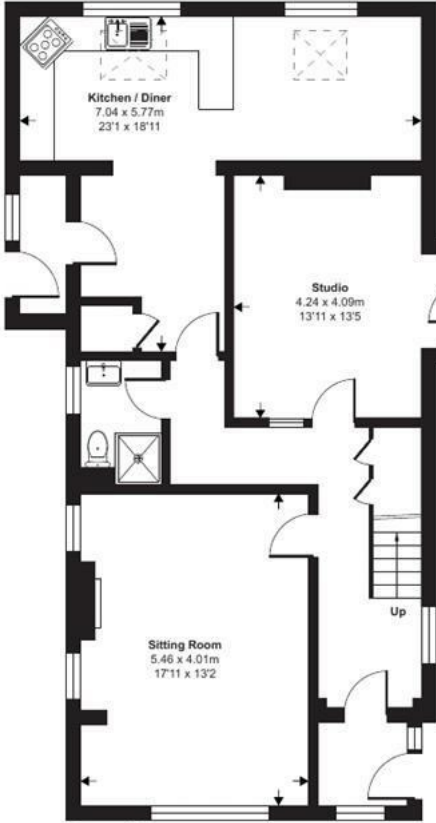
All mains services connected. Gas fired central heating. According to Ofcom - Superfast broadband available. Limited and likely indoor and outdoor mobile coverage available.



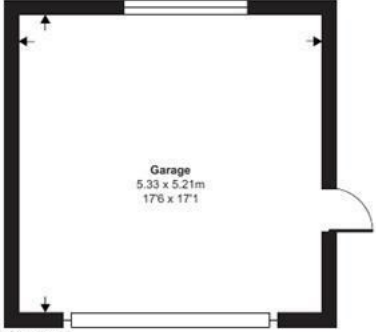


Approximate Area = 1763 sq ft / 163.7 sq m
 Limited Use Area(s) = 301 sq ft / 27.9 sq m
 Garage = 300 sq ft / 27.8 sq m
 Outbuilding = 49 sq ft / 4.5 sq m
 Total = 2413 sq ft / 223.9 sq m


For identification only - Not to scale



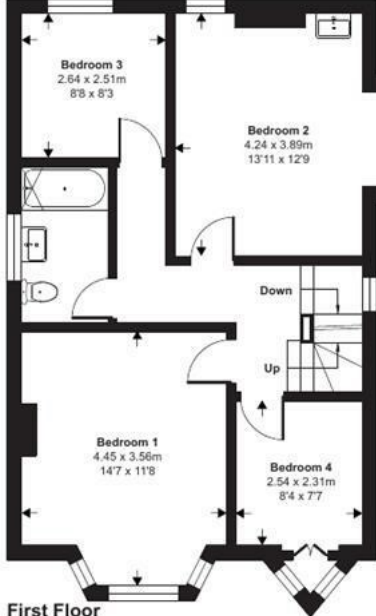
Ground Floor



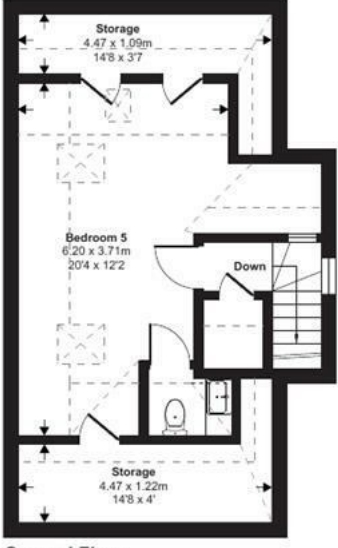
Garage




Outbuilding



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1070490

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		80
(69-80)	C	60	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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