



---

34 Home Reach Avenue

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



Dartmouth 14 miles; Plymouth 25 miles;  
Exeter 27 miles.

A modern, tastefully decorated and finished to a high specification end terraced home in an elevated position with views across the town. Offering comfortable accommodation, the property boasts two double bedrooms, a charming rear garden and off-road parking.

- Turn Key Accommodation
- Built in 2016 by Linden Homes
- Walking distance from Totnes
- Tastefully Presented
- 2 Double Bedrooms
- Off-road Parking
- Freehold
- Council Tax Band: C

Guide Price £365,000

### SITUATION

The property is located on the popular development of Camomile Lawn on the edge of Totnes. It lies just a short distance from the centre of Totnes town and a delightful winding riverside pathway has been designed making it an easy walk into town. Totnes has two primary schools, a secondary school and also possesses a wide range of individual retail outlets, restaurants/public houses and recreational/cultural facilities. It also has a mainline railway station with direct links to London Paddington.

### DESCRIPTION

34 Home Reach Avenue is a delightful two-bedroom end terraced property offering a comfortable and stylish living space, perfect for first-time buyers or those looking to downsize. The accommodation is well-presented and arranged over two split-level floors, with a garden to the rear. The property is tastefully decorated and finished to a high specification, with many custom or bespoke details added.

### ACCOMMODATION

The sitting room is situated on the lower level, featuring double doors that open out to the garden, creating a bright and inviting space ideal for relaxation and entertaining. On the upper level, the kitchen is beautifully designed with a range of attractive wall and base units. It is equipped with fitted appliances, including a gas hob with a glazed splashback and an electric oven. Additional features include a gas boiler housing unit, an integrated washer/dryer, and an inset stainless steel sink with drainer and mixer tap, a retro style freestanding fridge freezer included (if required). And a breakfast table, making it a practical and welcoming hub of the home, featuring dual aspect windows gives this kitchen plenty of light and sun. The upper level also features a panelled wc with a sink vanity storage unit

Again on a split level, the first floor features the properties two double bedrooms of an equal size including a spacious double bedroom located at the rear of the property, offering impressive views. The second bedroom is fitted with a bespoke panelled floor to ceiling

wardrobes for optimum storage. Servicing the bedrooms is the family bathroom, a well-appointed suite with a rainfall shower over bath, a wash basin, and a WC.

### OUTSIDE

The recently landscaped rear garden offers a bright and private space with lawns, a slate patio, and well-stocked flower beds. Enclosed by timber fencing, it's perfect for relaxation or gardening with the sun remaining throughout the day. There is an additional paved patio with seating and a pergola. Steps lead to a gate opening onto the block-paved driveway at the side, providing off-road parking for two cars and access to a large storage area with established wisteria. The front garden includes flower beds with a mix of climbing plants and shrubs.

### SERVICES

All mains services connected, gas fired central heating. Ofcom advises that ultrafast broadband is available to the property and mobile coverage via all major providers is likely.

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. Email: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

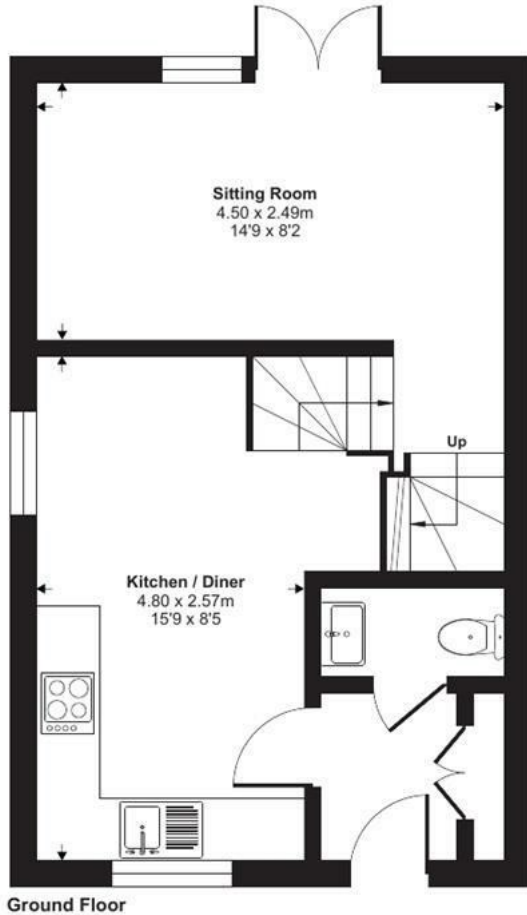
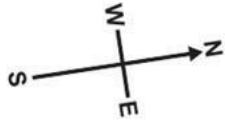
### DIRECTIONS

From the roundabout by the Royal Seven Stars Hotel drive over the Old Bridge and turn right on to Seymour Road. Continue along here and immediately after St Johns Primary School turn right on to Weston Lane. Drive up the hill and just before the left-hand bend at the top of the road turn right on to the development. Continue on Homereach Avenue where number 34 is located on the left hand side.

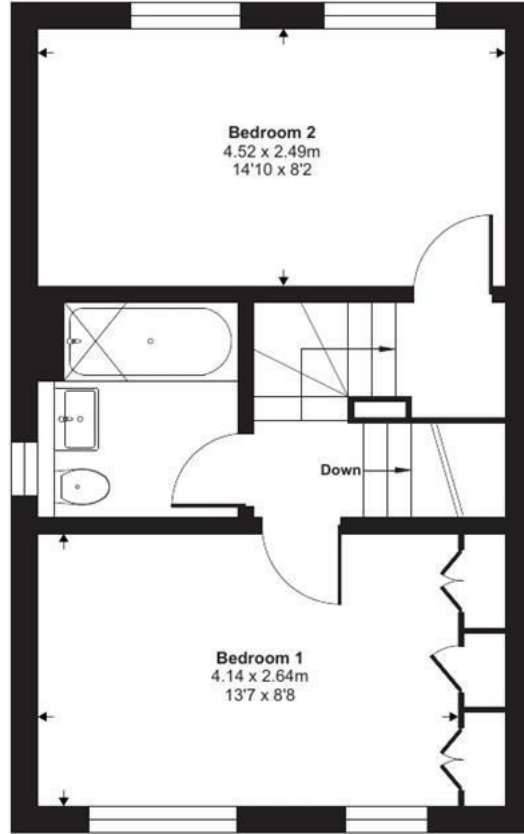


Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1192248

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
(92-100) A	Green	96	
(81-91) B	Light Green	83	
(69-80) C	Yellow		
(55-68) D	Orange		
(39-54) E	Red-Orange		
(21-38) F	Red		
(1-20) G	Dark Red		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London