



9 Home Reach Avenue

9, Home Reach Avenue, Totnes, TQ9 5FS



Dartmouth 15 miles; Plymouth 25 miles;
Exeter 27 miles;

A modern semi-detached home
with garden and parking in a
quiet, central Totnes location.
No onward chain

- No onward chain
- Desirable Camomile Lawn development
- Modern semi-detached home
- Energy performance rating B
- Enclosed rear garden
- Off-street parking
- Two double bedrooms
- Walking distance to Totnes
- Freehold
- Council tax band C

Guide Price £350,000



SITUATION

Set within walking distance of 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 and built by Linden Homes in 2019, 9 Home Reach Avenue is a modern two-bedroom semi-detached home offering bright, well-planned accommodation with a rear garden, off-street parking, and attractive views. Offered with no onward chain, the property presents an ideal opportunity for first-time buyers, downsizers, or investors.

ACCOMMODATION

The property is entered via a front door into a welcoming hallway, with access to a cloakroom/WC. On this lower ground floor level, the kitchen/diner is fitted with a range of contemporary wall and base units, space for appliances, and room for a dining table and chairs. The flooring is finished with stylish Porcelanosa tiles, offering both practicality and a modern feel.

Stairs rise to the upper ground floor, where the sitting room is filled with natural light and features French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

The split-level layout continues upstairs. On the lower first floor is Bedroom 1, a generous double room enjoying views over the rear garden. From the landing, stairs lead up to the upper first floor, where the bathroom is well-appointed with a bath and shower over, wash basin, and WC. Beyond this is Bedroom 2, which enjoys an elevated outlook across Totnes towards the surrounding countryside.

OUTSIDE

To the side of the property is a brick-paved parking area for parking, with stairs rising to a timber gate leading to the rear garden. The garden is mainly laid to lawn with a patio area and is fully enclosed by timber fencing, creating a safe and sunny space ideal for relaxing or entertaining.

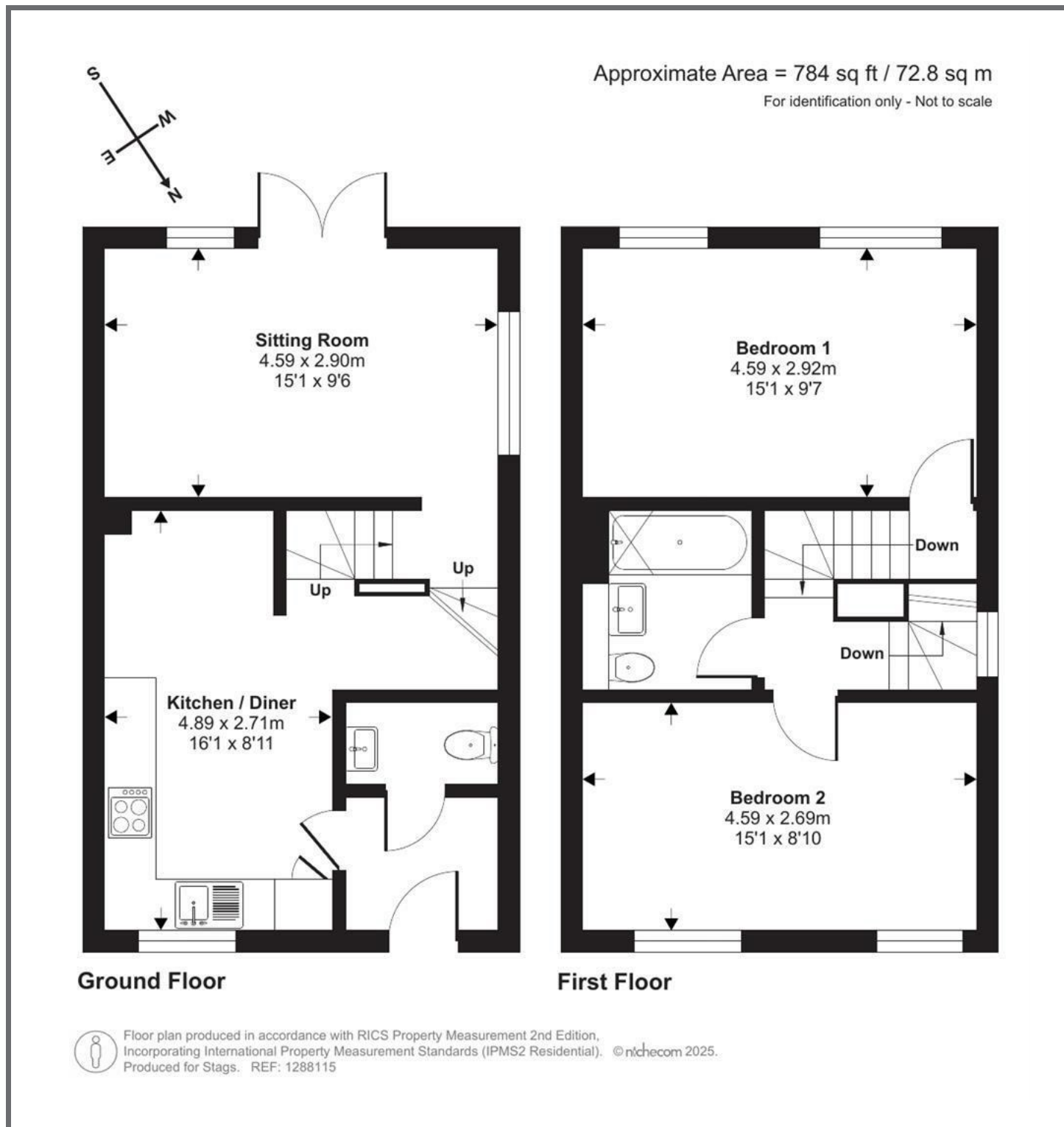
SERVICES

Mains Gas, Electricity, Water, and Drainage. Gas fired central heating. According to Ofcom, ultrafast broadband and likely mobile coverage available.

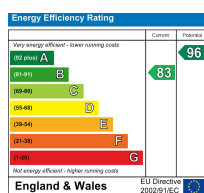
DIRECTIONS

From The Plains in Totnes, cross Bridgetown Bridge and continue to the T-junction. Turn right and head uphill. Just before the brow of the hill, turn left into Blackpost Lane. Take the second right, then turn left into Camomile Lawn. Continue into Home Reach Avenue, and the property is shortly on the left.





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.



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