



13 Lower Collins Road

13, Lower Collins Road, Totnes, TQ9 5PS



A38 5 miles; Plymouth 24 miles; Exeter 29 miles

A well-proportioned 1930s bay-fronted house, in need of modernisation, tucked away in a popular Totnes location

- Charming 1930s terraced home
- Views towards Totnes Castle
- Three bedrooms, two reception rooms
- Quiet residential location in Totnes
- Well-maintained with scope to modernise
- Bay windows and period features
- Front garden with mature planting
- Tiered rear garden with gated access
- Freehold
- Council tax band C

Guide Price £375,000

SITUATION

Lower Collins Road enjoys a prominent position in the very heart of Totnes within easy walking distance of all that this vibrant community has to offer. Totnes is a bustling and historic market town, full of colour, character, and charm. Widely regarded as one of Devon's hidden gems, it enjoys a rich cultural, historical, and archaeological heritage, which is reflected in its vibrant high street, architecture, and community spirit. The town offers an excellent range of independent shops, galleries, cafés, restaurants, and recreational facilities, along with weekly markets and a strong artistic scene.

Totnes is exceptionally well connected. The town has a mainline railway station with direct services to London Paddington, and the A38 Devon Expressway is approximately 6 miles away, providing quick access to Exeter, Plymouth, and the wider national road network. Its superb connectivity, combined with an engaging lifestyle and stunning surrounding countryside, makes Totnes one of the most desirable towns in the South West.

DESCRIPTION

Built in 1939 and owned by the same family for 56 years, 13 Lower Collins Road is a much-loved home that has been well cared for and offers an exciting opportunity for modernisation. Set in a quiet and established residential area of Totnes, the property retains its original layout and period charm, including bay windows and generously sized rooms.

This is a superb chance for buyers seeking a traditional home with potential to enhance, all within easy reach of the town centre, schools, and local amenities.

ACCOMMODATION

The entrance hall leads into a light-filled bay-fronted sitting room overlooking the front garden and enjoying elevated views up towards Totnes Castle and its historic grounds. To the rear, the dining room enjoys an open aspect over the garden, with a central fireplace and ample space for entertaining. The galley-style kitchen connects via a rear porch to the back

garden and includes original cabinetry, with space and layout ready for reimagining.

Upstairs, the first floor hosts three bedrooms—two generous doubles, including a front-facing bay-windowed main bedroom with similar castle views, and a third single room ideal as a home office or nursery. The bathroom and WC are currently arranged together and retain a retro aesthetic, offering scope for reconfiguration and modernisation.

OUTSIDE

To the front, a gently sloping path with steps leads to the main entrance, framed by mature planting and a lawned garden area. The rear garden is arranged in tiers with established borders, a lawned section, and a paved path leading to two attached store sheds. A pedestrian gate at the top of the garden opens directly onto Sparrow Road, providing useful rear access and connection to the surrounding area.

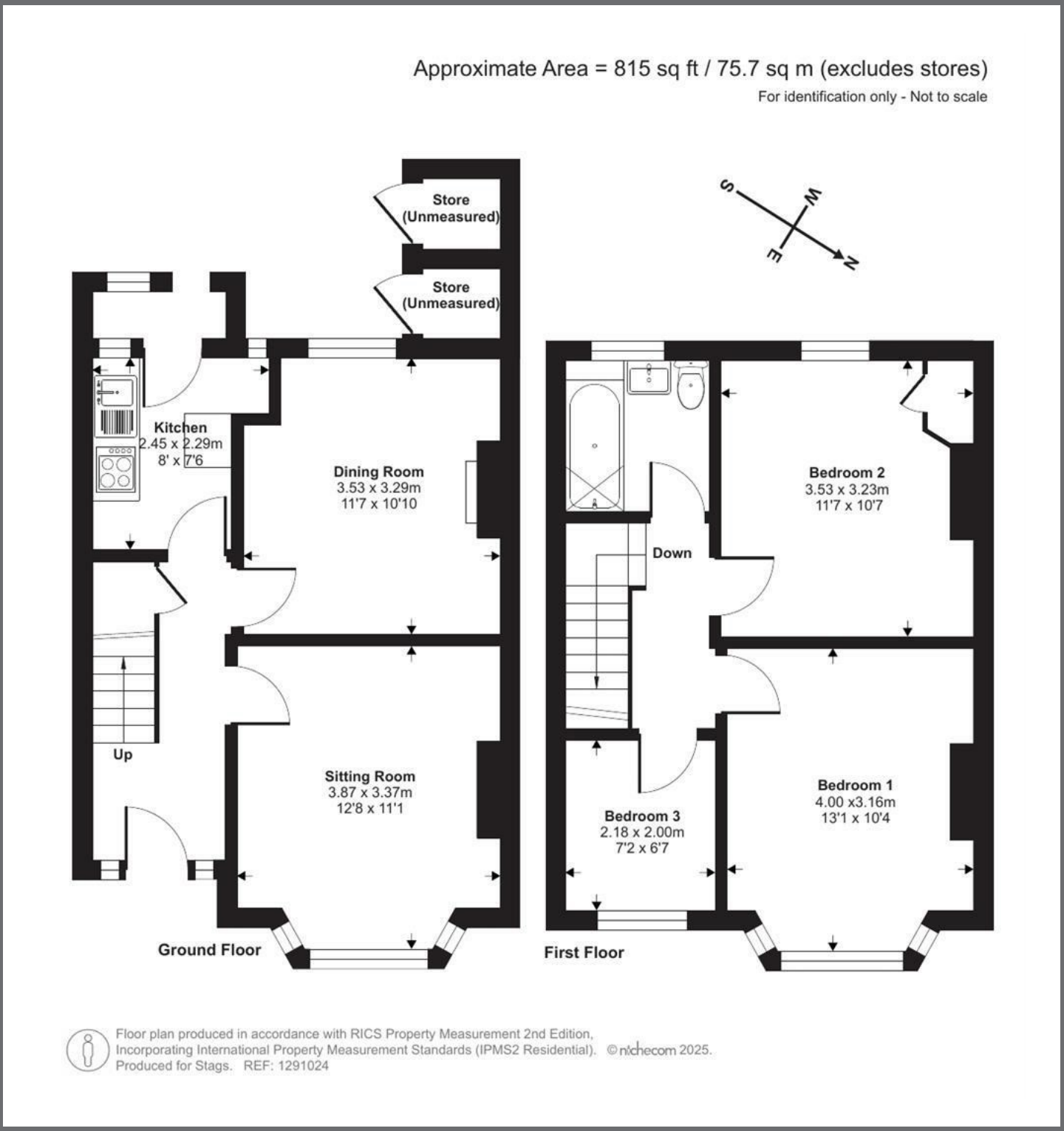
SERVICES

Mains water, electricity, and drainage. Electric storage heaters. According to Ofcom, superfast broadband and likely mobile coverage available.

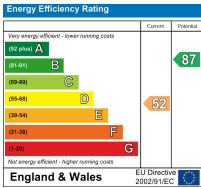
DIRECTIONS

From the Stags office in Totnes, follow Coronation Road out of town and take the second exit at the roundabout onto Station Road, signposted for Plymouth and Dartmouth. After approximately 0.2 miles, turn left onto Castle Street, then take the next right onto Castle View Terrace. Bear left onto Lower Collins Road, where the property will be found on the right-hand side.





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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