



2 Birchwood Close

2, Birchwood Close, Totnes, Devon TQ9 5GB



Dartmouth 11 miles; Kingsbridge 12 miles;
Plymouth 24 miles; Exeter 29 miles

A well-presented home with driveway parking, garage and enclosed rear garden, situated in a sought-after residential area close to the heart of Totnes.

- Attractive home in a quiet cul-de-sac
- Bright dual-aspect living room with bay window
- Spacious kitchen/dining room opening to garden
- Three bedrooms including principal with en suite
- Family bathroom and ground floor cloakroom
- Driveway parking and integral garage
- Enclosed rear garden with decking and lawn
- Walking distance of Totnes town centre
- Freehold
- Council Tax Band D

SITUATION

Birchwood Close is a peaceful cul-de-sac set within walking distance of the vibrant and historic town centre of Totnes. The town offers an exceptional range of independent shops, cafés, galleries and restaurants, together with supermarkets, schools and health facilities. Mainline rail services link Totnes to London Paddington in around three hours, while the A38 Devon Expressway provides fast road access to Exeter and Plymouth. The River Dart, nearby countryside and the South Devon coast all provide outstanding opportunities for outdoor leisure.

DESCRIPTION

This appealing semi-detached home combines a bright and welcoming interior with practical, well-planned accommodation. Modernised with style, it offers a sociable kitchen/dining room opening to the garden, a comfortable dual-aspect sitting room and three good bedrooms, including a generous principal suite. With driveway parking, an integral garage and a private south facing rear garden, the property is ideally suited to family living within this highly regarded market town.

ACCOMMODATION

The front door, set to the side of the property, opens to a hall with a cloakroom and an internal door to the integral garage. From here, the accommodation flows into the spacious kitchen/dining room, well fitted with a range of units including an island and offering ample space for family dining. French doors open directly to the garden, making this a bright and sociable hub of the home.

Beyond the kitchen/dining room, the sitting room is a generous dual-aspect space with a feature bay window to the front. This room enjoys excellent natural light and provides an inviting setting for relaxation and entertaining.

Stairs rise from the hall to the first floor, where the principal bedroom is of generous proportions and benefits from an en suite shower room. There are two further double bedrooms, served by a family bathroom.

OUTSIDE

The property is approached over a private driveway providing parking in front of the integral garage. To the rear, a delightful enclosed south facing garden offers a mix of paved terrace, decked seating area and lawn, bordered by mature planting. It provides a private and manageable space for outdoor dining and relaxation.

SERVICES

Mains electricity, water, drainage and gas. Gas-fired central heating.

According to Ofcom, ultrafast broadband and good outdoor and indoor mobile coverage is available.

DIRECTIONS

From Stags' Totnes office, proceed towards Dartington and cross the railway bridge. Turn left onto Kingsbridge Hill and continue up the Western By Pass. At the traffic lights, take the second right onto Plymouth Road. Follow Plymouth Road for a short distance and turn right into Birchwood Close. The property will be found on the right-hand side within the cul-de-sac.

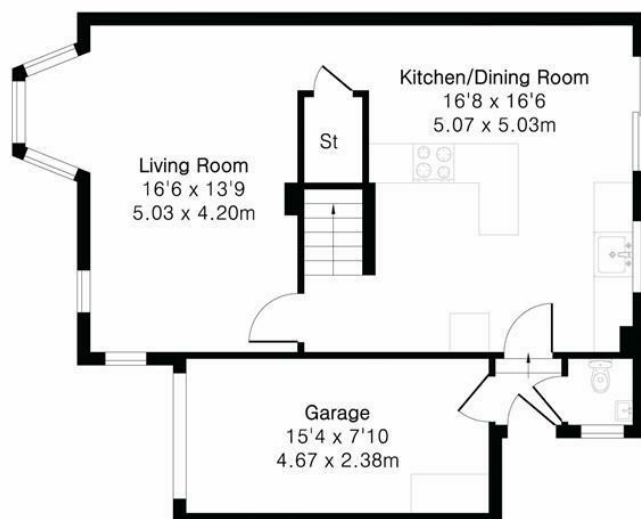
Guide Price £400,000



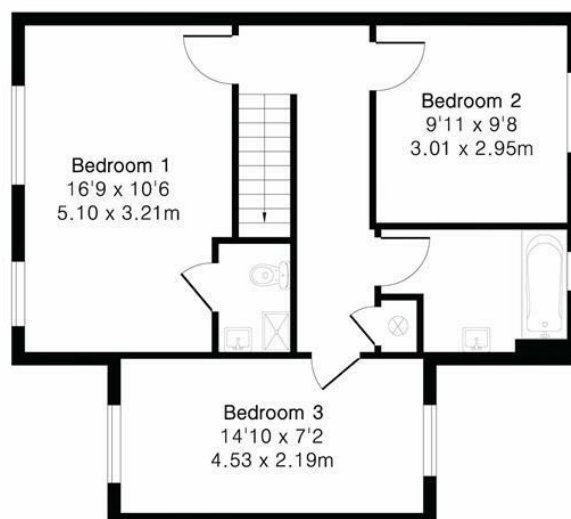
**Approximate Gross Internal Area 1198 sq ft - 112 sq m
(Including Garage)**

Ground Floor Area 620 sq ft – 58 sq m

First Floor Area 578 sq ft – 54 sq m



Ground Floor



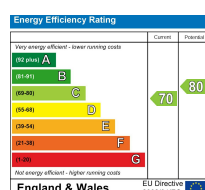
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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