



11 Home Reach Avenue

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



Dartmouth 14.8 miles; Plymouth 25 miles;
Exeter 27.6 miles;

Modern 3-bedroom semi-detached home with studio, private garden, parking and easy access to Totnes town centre

- Desirable Camomile Lawn development
- Well-equipped kitchen/dining room
- Bright sitting room with garden access
- Master bedroom with ensuite
- Converted garage studio
- South-facing landscaped garden with paved seating area
- Close to town, river, and transport links
- Freehold
- Council tax band C

Guide Price £425,000



SITUATION

Located a short distance away from 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, this modern semi-detached home offers the perfect blend of comfort and convenience. Built in 2015 by Linden Homes, this property is ideally located on the edge of Totnes, providing easy access to the town centre and the serene River Dart.

With its spacious layout, well-appointed rooms, and delightful outdoor spaces, this home is perfect for families and professionals alike.

One of the standout features of this property is the converted garage, now transformed into a versatile studio space with a Harlequin sprung floor. This additional area is ideal for dance or fitness activities, providing ample room for a variety of uses. The studio also includes a useful storage area at the back and additional roof storage.

ACCOMMODATION

The ground floor features a well-equipped kitchen/dining room with modern appliances, a convenient downstairs WC, and a spacious storage cupboard. The first-floor sitting room boasts lovely wooden floors and French doors leading to the sun deck and garden. On the second floor, the master bedroom includes an ensuite bathroom, and a second bedroom offers flexibility for use as a home office. The top floor houses a third double bedroom and a family bathroom.

OUTSIDE

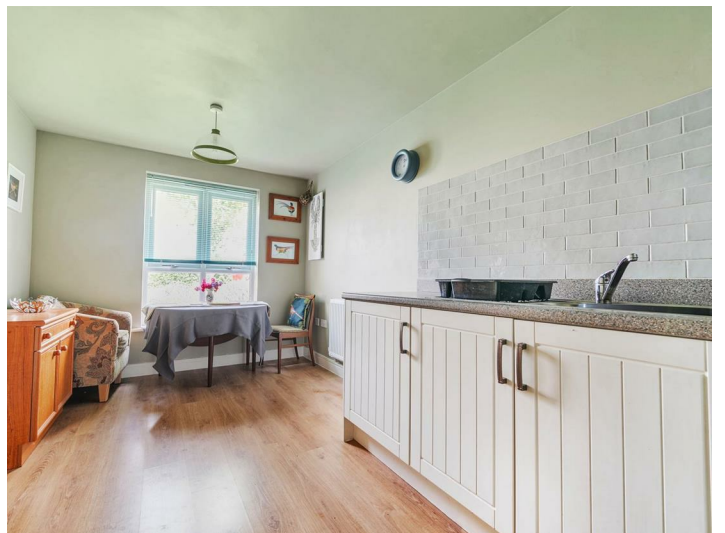
The property includes a driveway for parking and a beautifully landscaped rear garden with a large paved seating area, perfect for al fresco dining. The garden is easily accessible from the sitting room and features steps leading up to a sloping lawned area with lovely views across Totnes. The converted garage/studio adds valuable extra space, ideal for various uses.

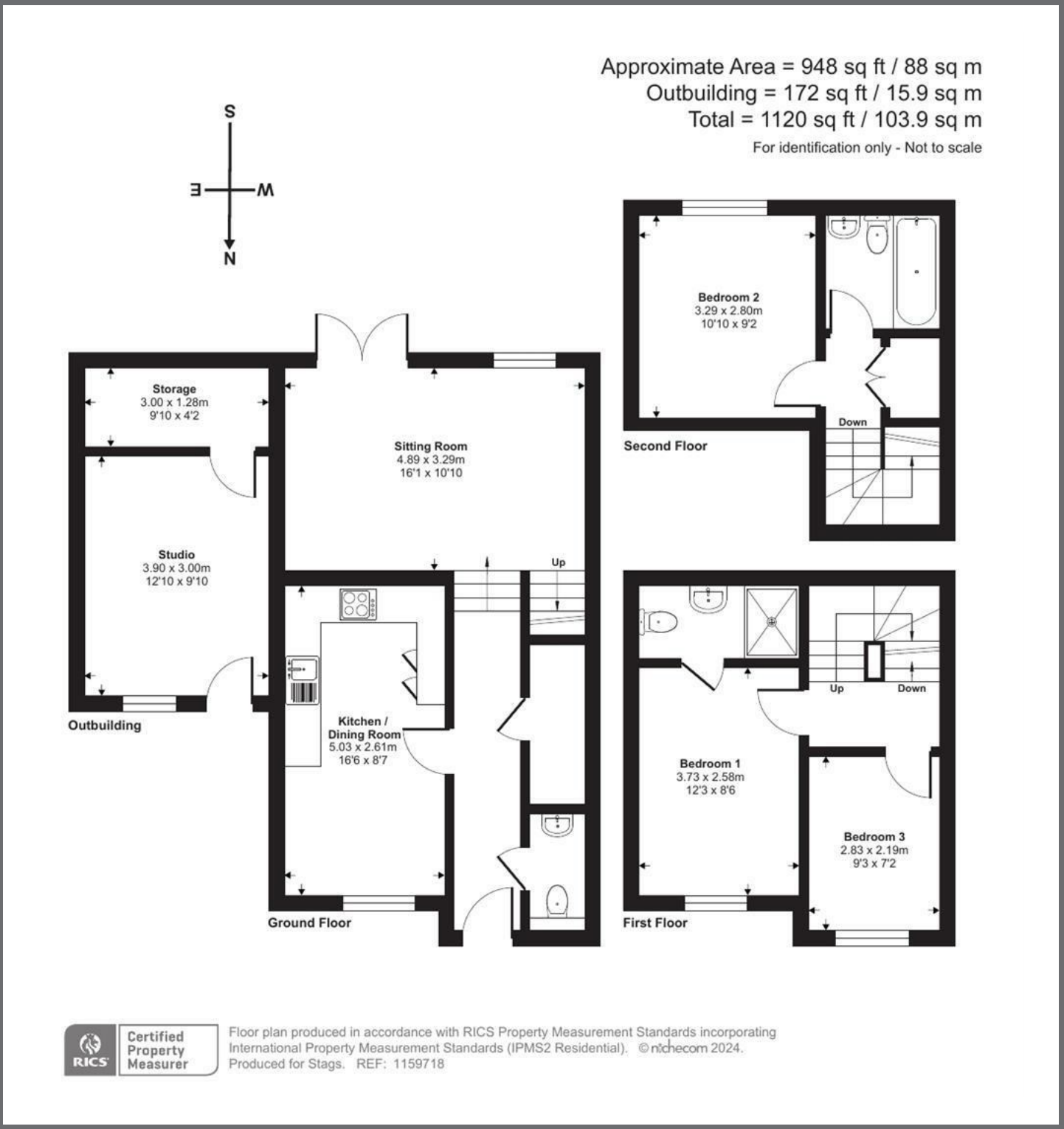
SERVICES

Mains Gas, Electricity, Water, and Drainage.

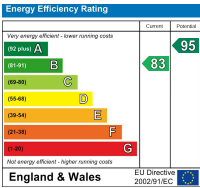
DIRECTIONS

From The Plains on Totnes go across Bridgetown bridge and follow on until you reach a T junction. Turn right and follow this up the hill until almost at the brow of the hill there is a turning to the left marked Blackpost Lane. Follow this to the second turning on the right and proceed along this until you see a turning on the left for Camomille Lawn. Proceed on into Home Reach Avenue and then the property is a short way down 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.



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

01803 865454

totnes@stags.co.uk

stags.co.uk