

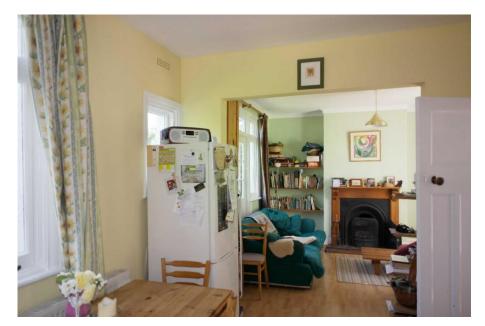


Priory Avenue, Totnes Guide Price £625,000









🍋 3 🚰 1 🚍 1

DESCRIPTION

Luscombe Maye are delighted to bring to market this characterful three bedroom semi-detached property situated in the heart of Totnes with driveway and garden.

Entering the property, the living room is complimented by period features such as the bay window and picture rails. The kitchen comprises matching floor units with space for gas oven, fridge freezer, dishwasher and washing machine. The dining area offers a warm and welcoming space, positioned to make the most of natural light it comfortably accommodates a family-sized dining table and enjoys a seamless flow from the kitchen. There is a large understairs cupboard providing further storage.

Ascending the stairs, the master bedroom is generous in size and benefits from a large bay window, allowing for natural light to fill the room. The further two bedrooms enjoy beautiful views onto the rear garden and are all serviced by the family bathroom fitted with WC, hand basin and bath with shower above.

The property is approached via a well-maintained driveway, offering ample off-road parking for multiple vehicles. The front lawn is neatly landscaped, creating a welcoming first impression and a great space for vegetable beds. The rear garden is a private, well-proportioned space, mainly laid to lawn and bordered by mature trees, plants and flowers. There is a generous patio area with pergola providing the perfect spot for outdoor dining or relaxing in the sun. There currently is a greenhouse and garden shed at the end of the plot.

TOTNES

The unique and charming market town of Totnes sits above the River Dart in the heart of the South Hams. The town is one of Devon's gems, the birthplace of the Transition Town movement in England and nominated in British Airways' HighLife magazine as one of the world's top ten funky towns. Full of colour and character, its atmosphere is cosmopolitan with a West Country flavour and those looking for history, alternative therapies and beautiful countryside will find it in and around Totnes. The town is said to have more listed





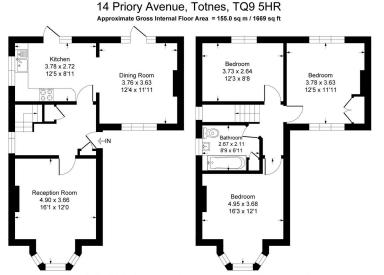
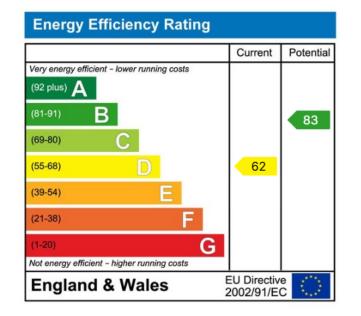


Illustration for identification purposes only, measurements are approximate, not to scale.



- No Onward Chain
- Driveway Parking
- Open Plan Kitchen/Diner
- Enclosed Rear Garden

- Semi-Detached Three Bedroom Home
- Centre of Totnes
- Characterful Features
- Highly Sought After Location





Totnes: 59 Fore Street, Totnes TQ9 5NJ 01803 869920 totnes@luscombemaye.com www.luscombemaye.com

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3 works of the other section of the correctness of the information within the particulars by inspection or otherwise. 4 Nucleon Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on obehild of the Vendor.