



Luscombe Maye  
Since 1873



## 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





# 14 Priory Avenue, Totnes, TQ9 5HR

Approximate Gross Internal Floor Area = 155.0 sq m / 1669 sq ft

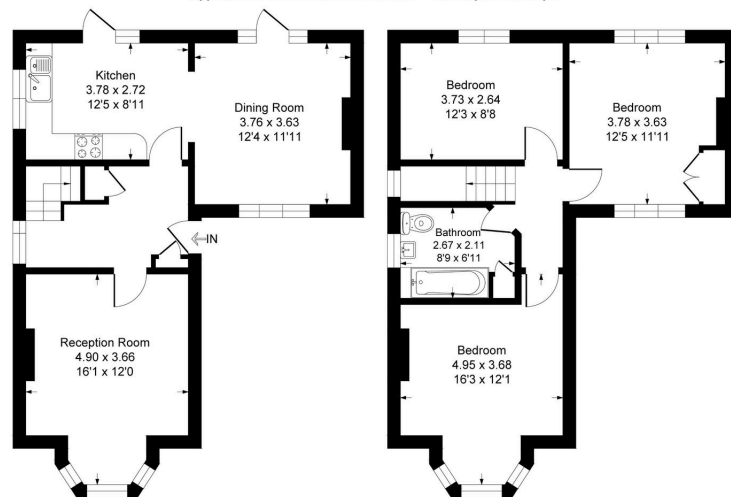


Illustration for identification purposes only, measurements are approximate, not to scale.

- 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

