



Luscombe Maye
Since 1873

Little Batten Road, Totnes

£439,950

3 2 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this charming link detached home in a sought-after, family friendly location. Blending modern design with comfort and practicality, this home is ideal for families and professionals.

Entering the property you are greeted with a hallway that leads you past the convenient downstairs WC to the split level landing containing a contemporary kitchen fitted with integrated appliances and light cabinetry. Following down to the lower level you are presented with a light and airy living room with French doors leading to the garden creating a indoor-outdoor feel.

On the first floor, there are three bedrooms offering flexibility for guests, children or a home office. The primary bedroom offers an ensuite in addition to the family bathroom, featuring an over-bath shower.

Outside, the rear garden offers a paved area and is enclosed by a stone wall, perfect for relaxing or hosting family and friends. There is also a driveway and single garage, great for additional storage.

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 buildings per head of the population than anywhere else in Britain. With a twice-a-week market and full of small independent shops, it's well-known for ethical products, wholefoods and fair trade goods.

DIRECTIONS

What3Words - alley.prompting.darker





Little Batten Road, Totnes, TQ9

Approximate Area = 982 sq ft / 91.2 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1160 sq ft / 107.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1380392

Luscombe Maye
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- Sought After Location
- Driveway and Garage
- Walking Distance to Local Amenities
- Three Bedroom
- Master with En-suite
- West-Facing Garden
- Modern Features Throughout
- Downstairs WC
- Link Detached House

