



Luscombe Maye

Since 1873

Sparkhays Drive, Totnes

Guide Price £440,000

🛏️ 3 🚿 2 🚻 2



DESCRIPTION

Luscombe Maye are delighted to bring to market 22 Sparkhays Drive which is in a quiet cul de sac, which benefits from an elevated position near the centre of Totnes. The house has modern décor throughout which has been carefully designed by the current owners. The front door opens into the middle floor of the house with a door to the right accessing a downstairs toilet with hand basin. On this floor is a double bedroom and separate living room with views towards Totnes, Sharpham Estate and the River Dart. On the first floor are two further bedrooms, both are good sized doubles. The master bedroom has an en-suite shower room with WC, hand basin and shower. The family bathroom has a white suite comprising bath with shower overhead, hand basin and WC. On the lower ground level is a well appointed kitchen-lounge-diner. The open plan space provides a kitchen with integrated fridge-freezer, oven and hob with extractor hood above, and space for a dishwasher if required. The diner area has French doors onto the outside patio, creating a great space for al fresco dining and entertaining. In addition, is a useful utility room with space and plumbing for a washing machine, hand basin and WC. To the front is driveway parking and side access to the rear garden, along with a few steps leading to the front door. The rear garden has been well maintained with a patio area and area of lawn. Also, there is space for a shed and a pergola for enjoying a morning cup of coffee. Throughout the garden is an array of plants, bushes and flowers, ready to blossom in the summer months.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/S6z1K2YmpNJ4HMNsGijg2U/view>). Alternatively, you can contact our team for this information.

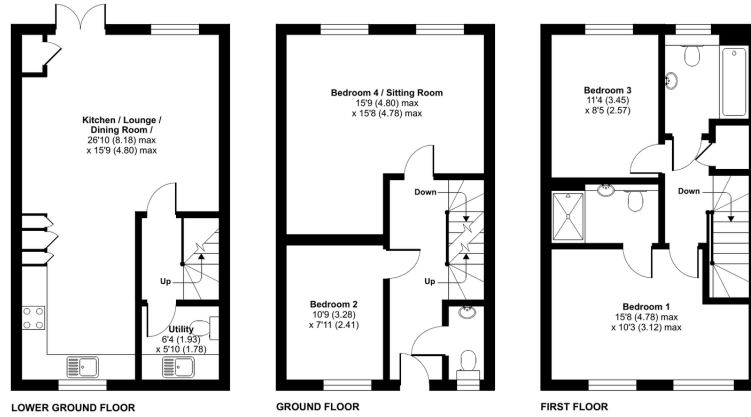
DIRECTIONS

What3Words - faded.spout.estimates



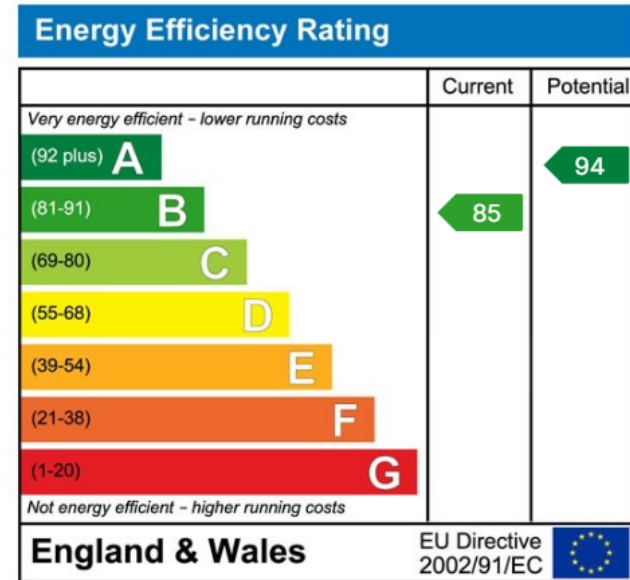
Sparkhays Drive, Totnes, TQ9

Approximate Area = 1284 sq ft / 119.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Luscombe Maye. REF: 804005

- End Terrace House
- Large Kitchen-Lounge-Diner
- Separate Living Room
- Utility Room with W.C
- Three Double Bedrooms
- Rear Garden
- Driveway Parking
- Modern Décor Throughout
- Views Towards Totnes and Beyond



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. Luscombe 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 behalf of the Vendor.



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