



Little Batten Road, Totnes, TQ9

£625,000

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- Lovely 4 Bed Detached Family Home
- Open Plan Living Room with Wood Burner
- Stunning Views Over Totnes and Beyond
- Second Reception Room
- Roof Terrace with Far Reaching Views
- Pretty Enclosed Garden with Lawn/Decking/Patio
- Walking Distance of Totnes and River Dart
- Garage and Parking

This luxury modern detached house, built in 2016 by Linden Homes, is part of the Camomile Lawn development and is conveniently located near Totnes, making it a short walk to the river and town center.

The property features reverse level living, allowing stunning views from the top floor roof terrace, accessible from both the snug/TV room and the sitting room. Upon entering, a hallway leads to stairs and Bedroom 3, a lovely double with fitted wardrobes. Adjacent is the family bathroom, complete with a shower over the bath. Bedroom 4, another double with fitted cupboards, overlooks the garden.

The upper floor boasts a spacious open-plan reception area with oak flooring and triple aspects. There are two glazed doors leading to Juliet balconies and a third to the roof terrace. The modern kitchen has integrated appliances and ample dining space. The cosy snug also opens to the terrace, offering panoramic views.

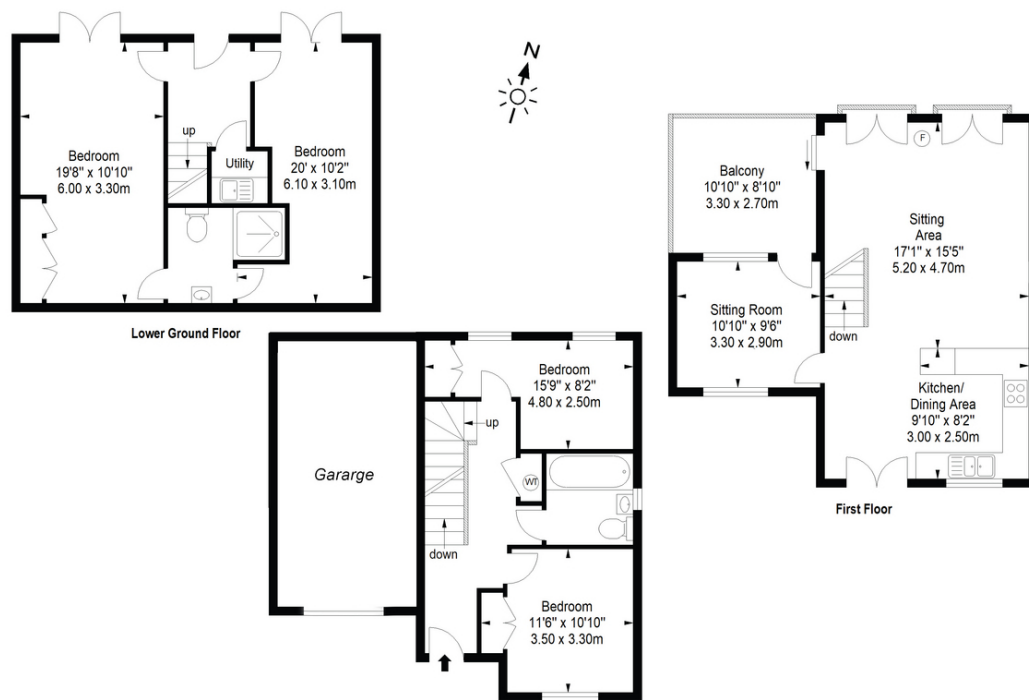
On the garden floor, the main bedroom features French windows to the garden and fitted wardrobes. A Jack and Jill bathroom connects to Bedroom 2. The utility room and garden provide additional amenities.

Freehold Council Tax - E Service Charge- £382 (2026 £213 pa)

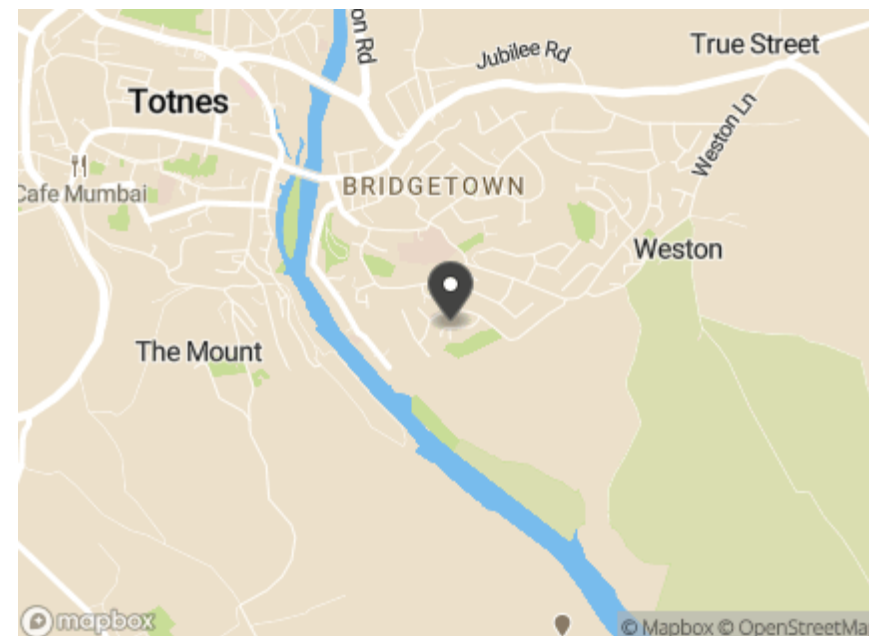




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approximate Gross Internal Area = 134.15 sqm / 1444 sq ft
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



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