# 5 Sparkhays Drive

5, Sparkhays Drive, Totnes, Devon TQ9 5LD

Dartmouth 14 miles | Plymouth 25 miles | Exeter 27 miles.

A beautifully presented four-bedroom detached family home, with superb views down the Dart estuary, offering over 1,350 sq ft of versatile living space and a superb garden.

- Impressive estuary views
- Close to town centre
- Off-road parking and garage
- Well-presented accommodation
- Attractive reception space
- Four first floor bedrooms
- Expansive rear garden
- Spacious detached property
- Freehold
- Council tax band: E

# Offers In Excess Of £650,000

## SITUATION

The property is located on the popular development of Camomile Lawn on the edge of Totnes. It lies just a short distance from the centre of Totnes town and a delightful winding riverside pathway has been designed making it an easy walk into town. Totnes has two primary schools, a secondary school and also possesses a wide range of individual retail outlets, restaurants/public houses and recreational/cultural facilities. It also has a mainline railway station with direct links to London Paddington.

## DESCRIPTION

This modern home is defined by its bright, well-proportioned interiors and a layout designed for contemporary family life. Undoubtedly the view is the properties best aspect, with a wonderful outlook down the Dart estuary to its beautiful surrounding countryside, while also enjoying a view over the town itself. The rear of the property opens onto an expansive sun deck, providing an elevated vantage point over the private, level garden. With generous reception space and idyllic views combined with pleasant grounds, the property is an wonderful combination.

## ACCOMMODATION

The ground floor opens into a bright entrance hall with a practical downstairs cloakroom and under-stairs storage. To the front, the kitchen/dining room serves as the social heart of the home, featuring a deep bay window that floods the space with natural light and ample room for a family-sized dining table. The spacious sitting room is positioned at the rear to take full advantage of the garden views, centered around a focal fireplace and featuring double glazed doors that transition seamlessly onto the sun deck. Completing the ground floor is the integral garage, which has been intelligently designed to include a dedicated utility zone with a secondary sink and plumbing, accessible directly from the main hallway.

Ascending to the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom. The primary bedroom is a generous double overlooking the rear gardens, boasting a private en-suite shower room with a walk-in cubicle. Two further double bedrooms offer flexible space for children or guests—one of which is situated over the garage—while the fourth bedroom serves perfectly as a dedicated home office or nursery. The accommodation is rounded off by a modern family bathroom featuring a full-sized bath with an integrated shower, clean tiling, and contemporary fixtures.

## OUTSIDE

To the front, a paved driveway provides comfortable off-road parking and leads to the garage entrance.

The rear garden is a particular highlight, featuring a substantial 21-foot wide timber deck that acts as an outdoor extension of the sitting room. Steps lead down from the deck to a manicured lawn, fully enclosed by timber fencing to ensure a safe and private environment for children and pets.

## SERVICES

All mains services connected, gas fired central heating. Ofcom advises that ultrafast broadband and mobile coverage from the major providers is available.

## VIEWINGS

Strictly by appointment through the agents.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

## DIRECTIONS

From the roundabout by the Royal Seven Stars Hotel drive over the Old Bridge and turn right on to Seymour Road. Continue along here and immediately after St Johns Primary School turn right on to Weston Lane. Drive up the hill and just before the left-hand bend at the top of the road turn right on to the development. Continue to the end of Homereach Avenue and turn left at the cross-roads where the property can be found as the last dwelling on the right hand side.

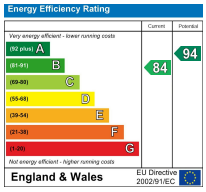
What3Words: ///arranges.inversely.mission

Approximate Area = 1157 sq ft / 107.4 sq m (excludes decking area)
Garage = 199 sq ft / 18.4 sq m
Total = 1356 sq ft / 125.8 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). ©nichecom 2026. Produced for Stags. REF: 1425173

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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