



7 Priory Avenue

RENDELLS

7 Priory Avenue

Totnes, Devon, TQ9 5HR

Nestled in a prime position close to the heart of Totnes, this well-maintained and modernised three-bedroom semi-detached bungalow offers well-proportioned and comfortable accommodation throughout.

The accommodation comprises three double bedrooms, a spacious sitting room with vaulted ceiling, a kitchen/dining room and family bathroom. The property has been thoughtfully maintained, providing a comfortable and practical home ideal for those looking to enjoy the convenience of town living.

Outside, the property benefits from a private enclosed rear garden, side access and a driveway providing parking for two vehicles. Its convenient position places Totnes High Street, local amenities and the railway station within easy reach.

- Generous & well-proportioned accommodation
- Spacious sitting room with vaulted ceiling
- Kitchen/dining room with garden outlook
- Private, enclosed rear garden
- Driveway parking for two vehicles
- Level Walking distance of Totnes High Street (Approx 3 minutes) and railway station (Approx 10 minutes)

Guide Price £525,000

The Situation

Totnes is one of South Devon's most characterful and sought-after market towns, renowned for its historic architecture, independent shops and vibrant community. The town offers an excellent range of everyday amenities, including cafés, restaurants, galleries, boutiques and professional services.

The surrounding South Hams countryside provides a wealth of opportunities for walking, cycling and other outdoor pursuits, while the South Devon coast and its beaches are within easy reach by road. Educational provision in the area includes Grove Primary School and King Edward VI Community College, both within walking distance of the property. Nearby Dartington Hall, approximately two miles away, is internationally recognised as a centre for the arts, culture and education.

Totnes also benefits from a mainline railway station, providing regular services towards Exeter and London Paddington.



The Accommodation

Entrance Hall

The central entrance hall provides access to the principal rooms and separates the living and sleeping accommodation. It also includes access to the loft, which may offer potential for conversion into additional accommodation, subject to the necessary planning consents.

Sitting Room

The generous, naturally bright sitting room features a vaulted ceiling and Velux windows, enhancing the sense of space. Sliding patio doors overlook the rear garden and provide direct access, creating a seamless connection between the main living area and the outdoors.

There is ample space for a range of furniture arrangements, making this a versatile room for both everyday living and entertaining.

Kitchen/Dining Room

The kitchen and dining area provides a practical and sociable space, with sufficient room for a dining table and chairs alongside the fitted kitchen.

The kitchen is fitted with a good range of storage cupboards and work surfaces, together with integrated gas hob and fan oven, sink with mixer tap and associated appliances. Double doors provide an abundance of natural light to the dining area and the kitchen benefits from ceiling lighting.

The kitchen is finished with oak-effect barn style cabinetry and marble effect work tops.

Family Bathroom

Situated centrally within the property, the family bathroom is conveniently positioned for all three bedrooms and the main living accommodation.

The suite comprises a WC, pedestal wash hand basin, separate corner shower unit and bath. The room is finished with a two-tone tile.

Principal Bedroom

The principal bedroom is a well-proportioned double bedroom, with a particularly attractive bay window allowing plenty of natural light into the room. There is good floor space for freestanding furniture, with further potential for the introduction of fitted wardrobes if required.

Bedroom Two

Bedroom Two is positioned alongside the principal bedroom and is similarly well proportioned, providing a comfortable double bedroom with flexibility for use as a guest bedroom, family bedroom or additional reception space if required. There is also built in storage here.



Bedroom Three

The third bedroom, which is currently utilised as an occasional room and substantial home office, is positioned off the main hallway and offers a versatile, square-shaped room with built-in storage. Slightly smaller than the other bedrooms, it can still comfortably accommodate a double bed and provides excellent flexibility for use as a bedroom, home office or study.

The Gardens & Grounds

The property is approached via a paved path with two generous parking spaces either side. Set back from Priory Avenue by a front garden which is laid to lawn, a side access leads through to the rear garden.

The rear garden is a particularly appealing feature of the property, being both enclosed and private. Mature shrubs and planting provide a pleasant backdrop, with a generous lawned area beyond and a paved terrace providing an ideal space for outdoor seating and al fresco dining.

The patio is conveniently positioned in relation to the kitchen/dining room and sitting room, creating a natural extension to the living accommodation during the warmer months. A useful garden shed provides additional external storage.

The Additional Information

Mileages

Kingsbridge – 13.1 miles approx., Dartmouth – 12.6 miles approx., Newton Abbot – 11.2 miles approx., Plymouth – 23.9 miles approx., Exeter – 26.6 miles approx. London Paddington – approximately 2 hours 45 minutes by rail from Totnes station.

Tenure

The property is Freehold.

Services

Mains electricity, mains water, mains drainage and mains gas.

Council Tax

Band C.

Local Authority

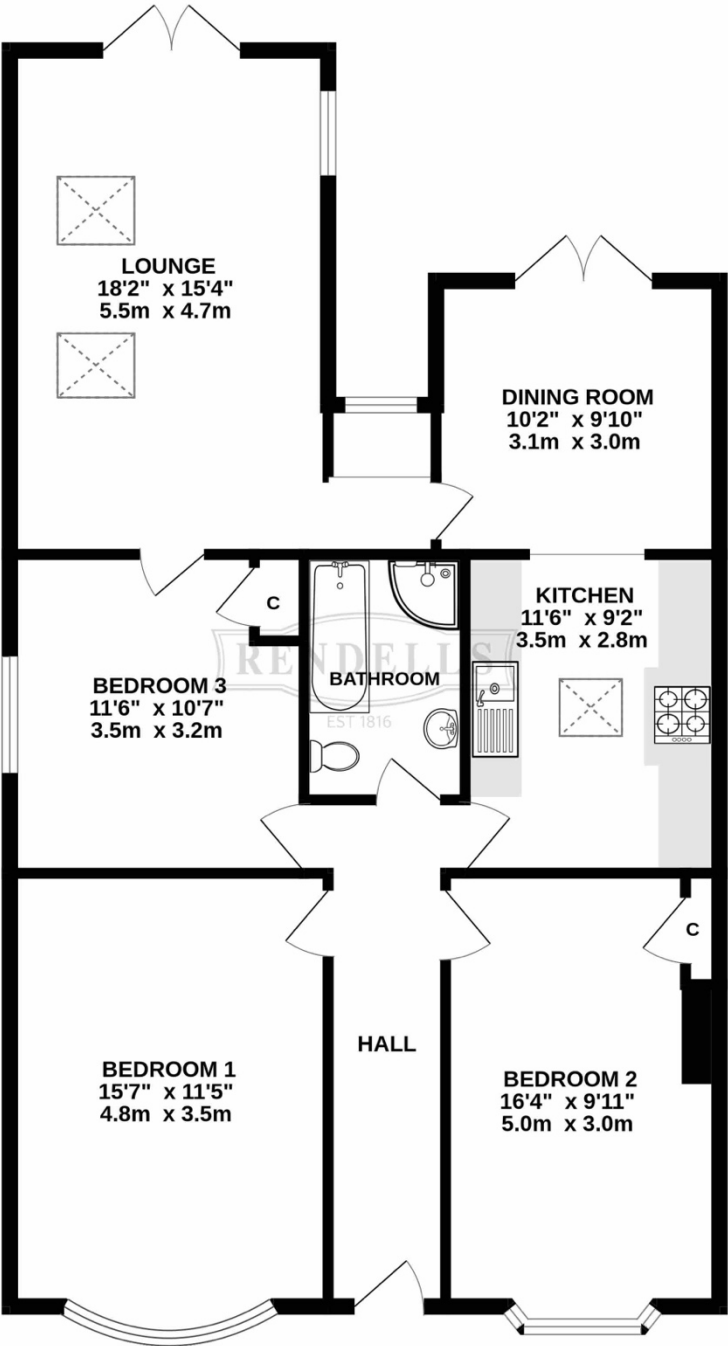
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Directions

From the Totnes Plains, proceed along the road past Morrisons supermarket towards the roundabout. Take the left-hand feeder lane and turn left into Station Road. Take the second right-hand turning into Priory Avenue.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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