



Luscombe Maye

Since 1873

Springhill Road, Totnes

£500,000

4 1 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this charming four bedroom home, which offers the perfect blend of modern living and a scenic, yet accessible location. Flooded with natural light throughout, the property is situated in the highly desirable and peaceful suburb of Bridgetown, just a five-minute walk from Totnes town centre – ideal for families and young professionals seeking convenience without compromising on tranquillity.

The house was fully renovated just two years ago to a high standard, including a contemporary new kitchen, a modern bathroom, upgraded heating system with new radiators, double-glazed windows, and all the comforts expected of a turn-key home.

The beautifully light open-plan kitchen and living area forms the heart of the home, designed perfectly for both everyday living and entertaining. Bathed in natural light, this spacious room enjoys views over the south-west facing garden, with patio doors opening directly onto a generous patio area. An awning extends over the patio, providing welcome shade on sunny days and creating an ideal space for al fresco dining and relaxation. Adding to the sense of space and connection with the outdoors, a kitchen window offers stunning views of Dartmoor, bringing a wonderful backdrop of greenery and countryside into the home.

Externally, the property benefits from a private driveway for two cars, garage, front garden and a beautifully maintained south-west facing rear garden, perfect for enjoying afternoon and evening sunshine, entertaining guests, or relaxing after a busy day.

With its light-filled interiors, recent renovations, and unbeatable location close to amenities yet tucked away in a quiet residential area, this is a home that truly ticks all the boxes.

DIRECTIONS

What3Words - changed.palm.troll

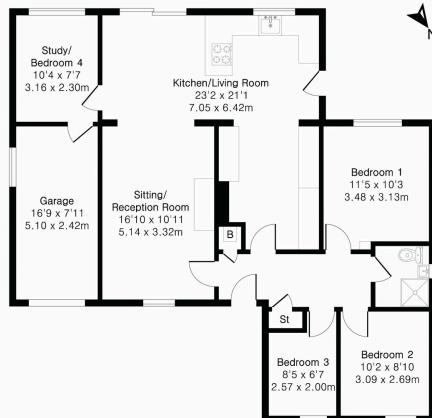


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Approximate Gross Internal Area 1169 sq ft - 109 sq m
(Including Garage)



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Park Plan Ltd ensures the highest level of accuracy, it is not responsible for any inaccuracies. Individual room areas are approximate measurements taken for planning or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as the basis of valuation.

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Use the QR code for further "Material Information" about this home

- 4 Bedroom Detached Home
- Driveway and Garage
- South West Facing Garden
- Single Level Open Plan Living
- Spectacular Countryside Views
- Short Walk to Totnes Town Centre
- Highly Sought After Location
- Recent Refurbishment
- Loft Conversion Potential

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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