



---

8 Grove Mews

8, Grove Mews, Totnes, TQ9 5GT



Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

---

## Semi-detached home with private courtyard and allocated parking in the heart of Totnes

---

- No onward chain
- Prime central Totnes location
- Semi-detached three-bedroom home
- Private balcony
- Master bedroom with en-suite
- Downstairs cloakroom
- Enclosed wrap around courtyard garden
- Allocated parking space to the front
- Freehold
- Council tax band D

Guide Price £375,000

### SITUATION

Grove Mews enjoys a prime position in the heart of Totnes, just moments from the vibrant High Street yet tucked away in a quiet and secure setting.

Totnes is a thriving and colourful market town, celebrated for its rich cultural and historical heritage. A true Devon gem, the town offers an array of independent shops, artisan cafés, and galleries, as well as riverside walks, a Norman castle, the historic Guild Hall, a cinema, and several churches.

There is a mainline railway station with direct services to London Paddington, and the nearby A38 Devon Expressway provides swift access to Exeter, Plymouth, and the wider South West. Totnes also benefits from excellent local schools, a hospital, and a strong sense of community, making it a highly desirable place to live.

### DESCRIPTION

8 Grove Mews is a smartly presented three-bedroom semi-detached home, ideal for those seeking convenience, low maintenance, and privacy in central Totnes. The accommodation is bright and spacious, with a flexible layout and private outdoor space that wraps around the side and rear. The property benefits from an allocated parking space, mains services, and no onward chain.

### ACCOMMODATION

The entrance leads into a hallway with cloakroom and doors to a well-proportioned dining room and a large, bright sitting room with bay windows and French doors opening directly onto

the courtyard. A central rear hallway provides access to the kitchen, which is well-equipped with integrated appliances and a second access point to the courtyard, creating excellent indoor-outdoor flow.

Upstairs, the principal bedroom features a built-in wardrobe and Jack and Jill access to the main bathroom, which is also shared with the second double bedroom. The third bedroom, a smaller double, benefits from a built-in wardrobe, access to a private balcony, and an en-suite shower room.

### OUTSIDE

The property enjoys a gated and enclosed paved courtyard that wraps around the side and rear of the house. It is ideal for outdoor dining and container gardening, with a timber shed offering useful storage. An allocated parking space is located immediately to the front of the house.

### SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating. According to Ofcom, ultrafast broadband and likely mobile coverage available.

### DIRECTIONS

From the Eastgate arch (with the clock), turn left off Fore Street into South Street. Continue along South Street, then turn left into The Grove. Walk down the hill past The Grove School, take the first right into Grove Close, and Grove Mews will be found immediately on the right.



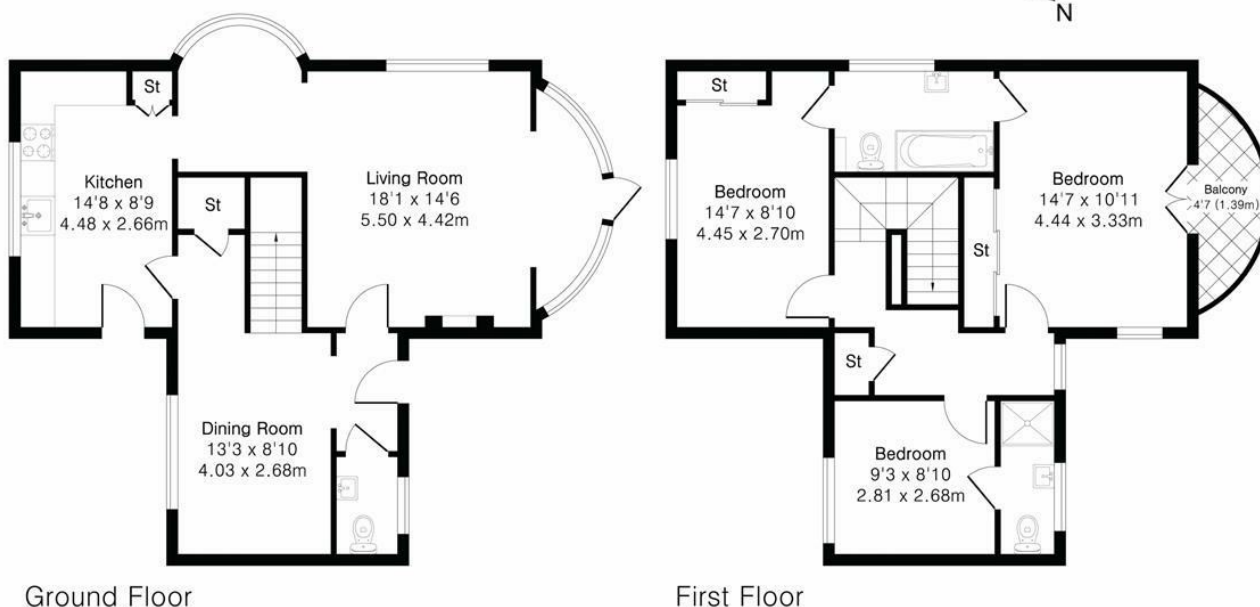




**Approximate Gross Internal Area 1245 sq ft - 115 sq m**

Ground Floor Area 649 sq ft – 60 sq m

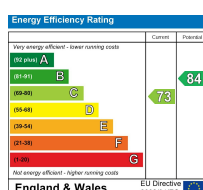
First Floor Area 596 sq ft – 55 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission 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 a basis of valuation.



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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

[totnes@stags.co.uk](mailto:totnes@stags.co.uk)

[stags.co.uk](http://stags.co.uk)



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London