



Summer House

Summer House, 17 South Street, Totnes, Devon, TQ9 5DZ



SITUATION

Summer House occupies a highly convenient position on South Street, within the historic market town of Totnes, renowned for its independent shops, cafés, galleries and vibrant cultural scene. The town has a rich architectural heritage, a thriving community and excellent day-to-day amenities, all set beside the River Dart.

Totnes is well placed for access to the South Hams coastline, Dartmoor National Park and the cathedral city of Exeter. The town also benefits from a mainline railway station, providing direct services to Exeter, Plymouth, London Paddington and beyond.

DESCRIPTION

Summer House offers a rare combination of architectural individuality, generous proportions and a highly convenient central Totnes setting. Large windows and distinctive glazed features create a light and airy interior, while the elevated position affords attractive views across the town and surrounding countryside.

The property provides excellent versatility for family life, home working and visiting guests, complemented by the considerable practical benefits of an integral garage, private off-road parking and an enclosed garden. Together, these features make Summer House an unusually complete and appealing town home.

ACCOMMODATION

The entrance opens into a central hall with stairs rising to the upper floors and access to the integral garage.

On the ground floor are two well-proportioned bedrooms. Bedroom 3 benefits from an adjoining bathroom, while Bedroom 4 is served by an en suite shower cubicle. This floor provides particularly flexible accommodation, suitable for family members, guests or those seeking additional work or hobby space.

The first floor is given over to the principal living accommodation. The kitchen/breakfast room is fitted with a range of units and incorporates a central island, with ample space for informal dining. The adjoining dining room provides a generous setting for more formal entertaining and connects naturally with the wider living space. Across the landing, the sitting room is a spacious and comfortable reception room with excellent natural light.

The second floor comprises two further double bedrooms positioned to either side of the landing.

Bedroom 1 has an en suite bathroom, while Bedroom 2 is served by an en suite shower room. A study sits between the two bedrooms beneath an impressive glazed roof, creating a bright and appealing space for home working or quiet study.

OUTSIDE

The property is approached from South Street, with a private off-road parking space positioned to one side and access to the integral garage, which is fitted with an electric door.

To the opposite side of the house is an enclosed garden, providing an attractive and private outside space. Designed for ease of maintenance, it includes paved areas, established planting and a mature feature tree, creating a pleasant setting for outdoor seating and relaxation.

SERVICES

Mains water, mains drainage, mains electricity and mains gas are connected. Gas fired central heating.

According to the Ofcom, superfast broadband with download speeds of up to 80 Mbps, and ultrafast broadband with download speeds of up to 1800 Mbps. Mobile coverage with EE offers good outdoor and variable in-home coverage, O2 offers good outdoor coverage, Three offers good outdoor and in-home coverage, and Vodafone offers good outdoor coverage.

AGENT'S NOTE

Some internal images have been virtually staged to help illustrate how the rooms could look once furnished. These images are for guidance only and do not reflect the current condition or contents of the property.

DIRECTIONS

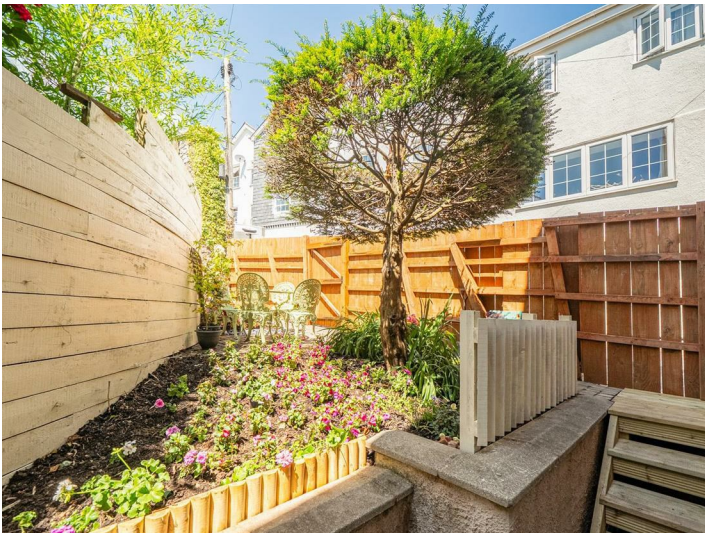
From the Stags office, head towards the Seven Stars Hotel and turn right onto Fore Street. Proceed up Fore Street, taking the left turn onto South Street immediately before the historic archway. Continue along South Street, where the property will be found on the left-hand side.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

A striking and individual four-bedroom town house with generous, versatile accommodation, integral garage, off-road parking and a delightful enclosed garden, ideally positioned in the heart of Totnes

- No onward chain
- Prime central Totnes location
- Distinctive individual design
- Approximately 2,175 sq ft
- Four well-proportioned bedrooms
- Three en suite bath/shower rooms
- Light-filled living accommodation
- Integral garage, parking and garden
- Freehold
- Council tax band E

Guide Price £795,000





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		77	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC

Cornwall | Devon | Somerset | Dorset | London