



Riverside
Totnes



Property Description

Guide price £425,000 - £450,000 Situated in a quiet and highly desirable location, this attractive home enjoys an exceptional setting just minutes' walk from the River Dart, where residents can enjoy river swimming, paddleboarding, kayaking, and access to a nearby water-sports launch pad. The property is ideally positioned within comfortable, level walking distance of Totnes town centre, the mainline railway station, and a range of well-regarded local schools. In addition, the house is just moments from the scenic walking and cycling route to the Dartington Hall Estate, offering beautiful countryside walks and cultural attractions.

On Approach

To the front of the property is a double garage, providing excellent parking and storage. Steps lead down to the front door, which is sheltered by a covered porch incorporating a useful external store cupboard—ideal for outdoor equipment or everyday storage.

On Entrance & Cloakroom

The front door opens into a welcoming entrance hallway, which provides access to a convenient ground-floor cloakroom.

Kitchen

From here, you enter the newly fitted bespoke kitchen, finished with stunning work surfaces and designed with both style and functionality in mind. This impressive space is a true chef's dream, offering an inspiring environment for cooking, entertaining, and everyday living.

Lounge

The kitchen flows naturally into a bright and inviting lounge, where the focal point is a log burner, creating a warm and cosy atmosphere. The lounge enjoys pleasant views over the beautiful rear garden and benefits from direct access to the garden, allowing indoor and outdoor living to blend seamlessly—perfect for entertaining or relaxing during warmer months.

Bedrooms

To the first floor, the property offers two well-proportioned double bedrooms, both providing comfortable accommodation. One bedroom benefits from fitted wardrobe space, while both rooms enjoy useful eaves storage, maximising practicality without compromising space. The family bathroom is also located on this level, serving the bedrooms.

Gardens

To the rear of the property lies a private and enclosed garden, offering a peaceful outdoor retreat. Immediately behind the house is a patio area, bordered by a charming stone wall, ideal for outdoor dining or relaxing. Steps lead up to a lawned garden area, secluded sunny aspect after patio area providing additional space for leisure, gardening, or entertaining.

Location

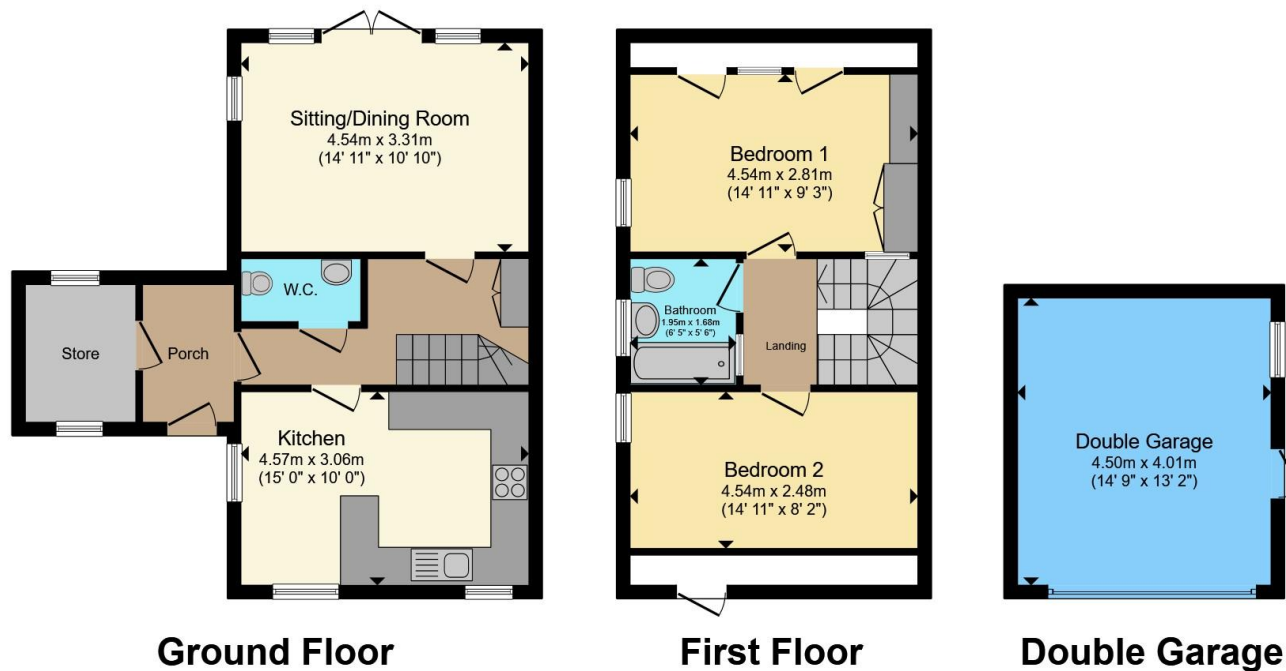
Totnes is widely regarded as the commercial and cultural centre of the South Hams, celebrated for its historic charm, independent spirit, and vibrant community. The town offers an excellent range of amenities, including a thriving market, independent shops, cafés, restaurants, inns, and supermarkets.

The surrounding area is renowned for its outstanding natural beauty, with Dartmoor National Park approximately ten miles to the north and the South Devon coastline and beaches around ten miles to the south. Transport links are excellent, with direct mainline rail services to London Paddington and easy access to the A38 Devon Expressway, connecting Plymouth and Exeter and linking to the M5.









Total floor area 99.4 m² (1,070 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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