



10 The Bourtons

10 The Bourtons, Newton Road, Totnes, Devon TQ9 6LS



A38 6 miles, Newton Abbot 9 miles,
Plymouth 24 miles

Stylish townhouse in a private development with garage and parking

- Stylish three-storey townhouse
- Peaceful setting on Totnes outskirts
- Three double bedrooms, one ensuite
- Countryside views from upper floors
- Landscaped front and rear gardens
- Single garage with two parking spaces
- Short distance to Totnes town centre
- Excellent access to A38 and station
- Freehold
- Council tax band D

Guide Price £425,000



SITUATION

The Bourtons is a small select development within striking distance of Totnes Town centre. Totnes is a lively and historic market town, known for its character, independent shops, cafés, galleries, and strong community spirit. Its rich cultural and architectural heritage is evident throughout the town.

Totnes is also well connected, with a mainline railway station offering direct services to London Paddington and the A38 just six miles away, linking to Exeter, Plymouth, and beyond. This combination of convenience, lifestyle, and stunning surroundings makes Totnes one of the South West's most sought-after locations.

DESCRIPTION

10 The Bourtons is a superbly updated and generously proportioned townhouse forming part of a sought-after and peaceful development on the outskirts of Totnes. Originally converted from a former hotel, the property has been extensively improved by the current owners and is ideal for buyers seeking a spacious and versatile home within easy reach of the town centre.

Set over three floors, the house offers multiple reception spaces, three double bedrooms, and well-maintained front and rear gardens. Its elevated position provides attractive countryside views, and the development itself is discreetly tucked away, offering a wonderful balance of privacy and convenience.

ACCOMMODATION

On entering, you are welcomed into a wide entrance hallway leading into a bright and modern kitchen/dining room with contemporary units, Rangemaster cooker, and American-style fridge/freezer. Beyond the kitchen, an inner hallway provides access to a utility room and cloakroom,

before flowing into a spacious sitting room with fireplace and glazed double doors opening to the conservatory. This sun-filled space enjoys a view over the rear garden and direct access outside.

Upstairs on the first floor is a generous second reception room, currently used as a snug and home office, with pleasant countryside outlooks—this room could easily serve as a fourth bedroom if required. The principal bedroom is also located on this level and benefits from an ensuite bathroom. On the second floor are two further double bedrooms and a family bathroom, with elevated views over Totnes and beyond.

OUTSIDE

The front garden has been thoughtfully landscaped with a lawn, colourful planting, and a paved seating terrace ideal for outdoor dining. The rear garden is designed as a low-maintenance courtyard with steps leading up to the back entrance. A single garage sits just in front of the house, along with two allocated parking spaces and further guest parking nearby.

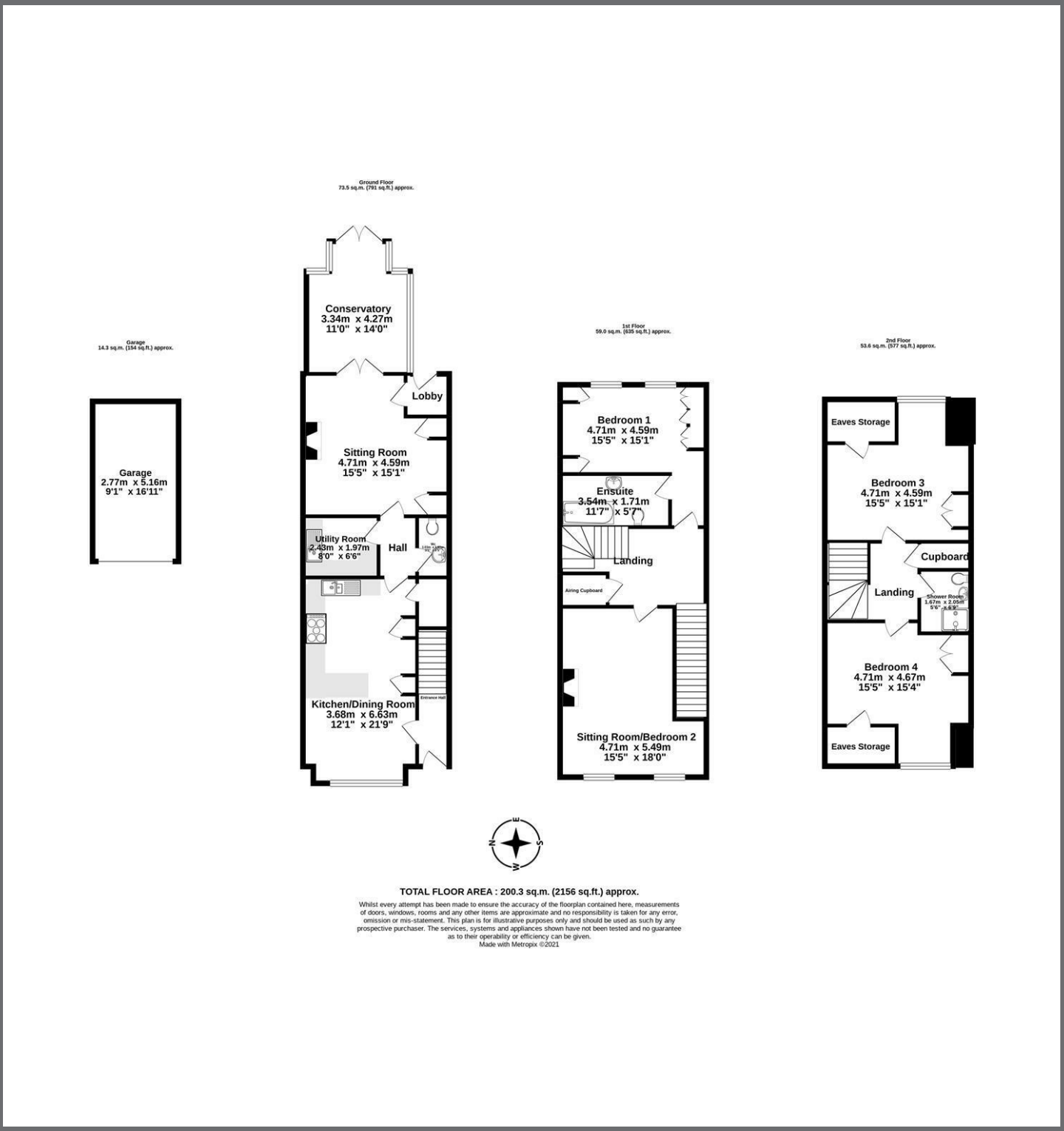
SERVICES

Mains water, gas, drainage and electricity.

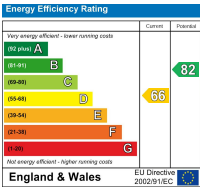
DIRECTIONS

From Totnes, proceed on the A381 towards Newton Abbot. After approximately half a mile, The Bourtons development is located on the left. Turn into the development and the property can be found on the right-hand side.





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.



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