



WOODS
DISTINCTIVE HOMES

Priory Orchard Priory Avenue Totnes TQ9 5HR

- Detached home situated in the centre of town within easy reach of amenities
- Two reception rooms
- Kitchen and utility room
- Ground floor bedroom/study and shower room
- Two bedrooms and bathroom on the first floor
- Garden
- Garage and parking
- EPC rating: D

Priory Orchard is a spacious detached home situated within easy reach of the town centre and amenities with well laid out accommodation arranged over two floors and benefits including good size lounge, ground floor bedroom and shower room, two further bedrooms, gardens, parking and garage. The property would benefit from some modernisation but offers purchasers the opportunity to acquire a central detached home with ample parking and garage and the potential to create a home to their own taste.

Guide Price
£535,000

Wood's Estate Agents & Auctioneers
1 The Plains
Totnes, Devon
TQ9 5DR

01803 866336
totnes@woodshomes.co.uk
www.woodshomes.co.uk

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DIRECTIONS

From The Plains in Totnes proceed along Coronation Road and at the roundabout take the first exit onto Station Road. Proceed along the road and take the 2nd right into Priory Avenue. Proceed up the road and as the road bends round to the left, take left into the shared driveway. Proceed down the drive and the parking area for Priory Orchard will be seen on the right hand side.

SITUATION

Priory Orchard is situated in a central location just moments away from the town centre. Totnes is an ancient market town and river port in the South Hams area of South Devon. The busy, narrow streets, dominated by castle and church tower are full of architectural and historic interest, while the green horizon is always visible just beyond the houses. Totnes is a most sought after location, with superb walks along the River Dart and beyond to attractive South Hams Countryside. The town centre offers an excellent range of shops, amenities and leisure facilities as well as many popular restaurants. There are a range of primary and secondary schools locally and excellent communications links via road or rail. The A38 connects Plymouth and Exeter and Newton Abbot and Torbay are also a short drive away. The local railway station is on the Penzance to Paddington mainline and is within walking distance.



Half glazed leaded window with stained glass insert. Wooden front door opening into;

ENTRANCE PORCH

Leaded windows with secondary glazing. Quarry tiled flooring. Two steps up to Oak door opening into Storage cupboard. Door with art deco style stained glass insert opening into

DINING ROOM

Picture rail. Crittall leaded window with secondary glazing and lovely open rural views. Further square bay leaded window with secondary glazing. Two radiators. Door opening into the inner hallway.

LOUNGE

Door to the entrance porch (currently blocked off). Crittall leaded window with secondary glazing. Further square bay leaded crittall window with secondary glazing. Two radiators. Feature fireplace with wooden mantle, marble hearth and fitted living flame gas fire. Feature ceiling beam. Door opening into;

INNER HALL

Stairs rising to the first floor and doors to;

KITCHEN

Range of wall mounted cabinets with matching base cupboards and drawers beneath roll edge work surfaces. Inset stainless steel sink and drainer. Fitted electric double oven and hob. Space for fridge/freezer. Leaded Crittall window with secondary glazing over looking side garden. Radiator. uPVC double glazed opaque sliding door opening into;

UTILITY ROOM

Wall mounted gas fired central heating boiler. Space and plumbing for washing machine and tumble drier. Two leaded Crittall windows. Electric fuse board and meters. Fitted shelving. Timber door with stained glass insert opening onto the rear garden.

BEDROOM THREE/STUDY

Book shelves to two walls. High leaded Crittall window with secondary glazing. Further leaded Crittall window with secondary glazing over looking the side garden. Radiator.

SHOWER ROOM

Coloured suite comprising tiled shower cubicle with thermostatically controlled shower, low level WC and pedestal wash hand basin with tiled splashback, mirror and lighting over. Internal obscured leaded Crittall window. Extractor fan. Radiator.

Stairs from the inner hall rise to the FIRST FLOOR LANDING

uPVC double glazed leaded window with open rural views. Access to the loft space. Doors to;

BEDROOM ONE

Dual aspect uPVC double glazed windows. Two built in wardrobes with top cupboards. Access to loft space. Picture rail. Radiator. Airing cupboard housing the hot water cylinder.

BEDROOM TWO

Dual aspect uPVC double glazed leaded windows. Built in wardrobe.

FAMILY BATHROOM

Coloured suite comprising panelled bath with moxer tap and shower over, pedestal wash hand basin and low level WC. Obscured double glazed window.

OUTSIDE

The gardens to the front of the property are well stocked with flower borders, a variety of trees, shrubs and plants. From the driveway stone steps lead to the front door where there is a crazy paved terrace to the front and the sides of the property. To one side of the property there is a level lawned area with well stocked flower borders and is enclosed by a privet hedge. To the other side of the property there are a variety of flower beds well stocked with a variety of trees, shrubs and plants and is enclosed by a privet hedge. A gravelled path leads from here to a gateway leading onto Priory Avenue. At the rear of the property there is a well stocked raised flower bed and steps leading up to a terraced area. There is an outside tap, timber storage shed and gravelled pathway leading to access gate.

PARKING

The driveway provides parking for several vehicles.

GARAGE

Access from the shared driveway is the timber detached garage with up and over door.

TENURE

Freehold

SERVICES

All mains services connected with gas fired central heating.

COUNCIL TAX

Band: E

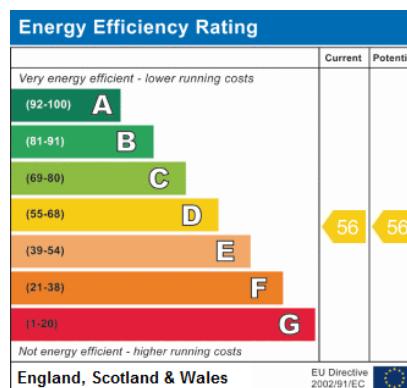
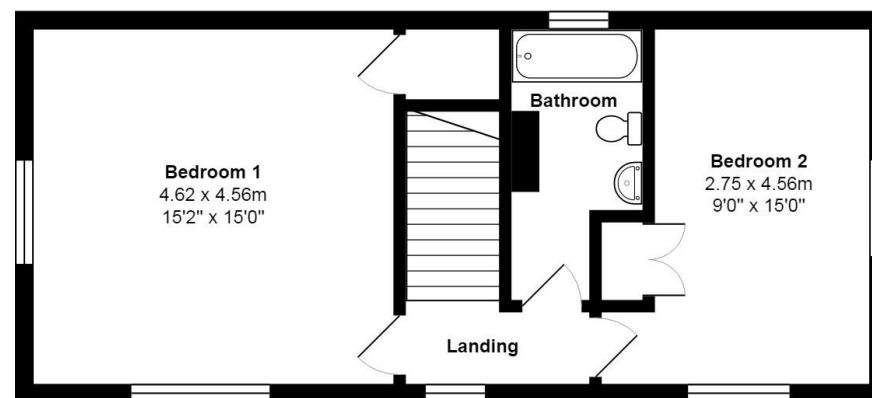
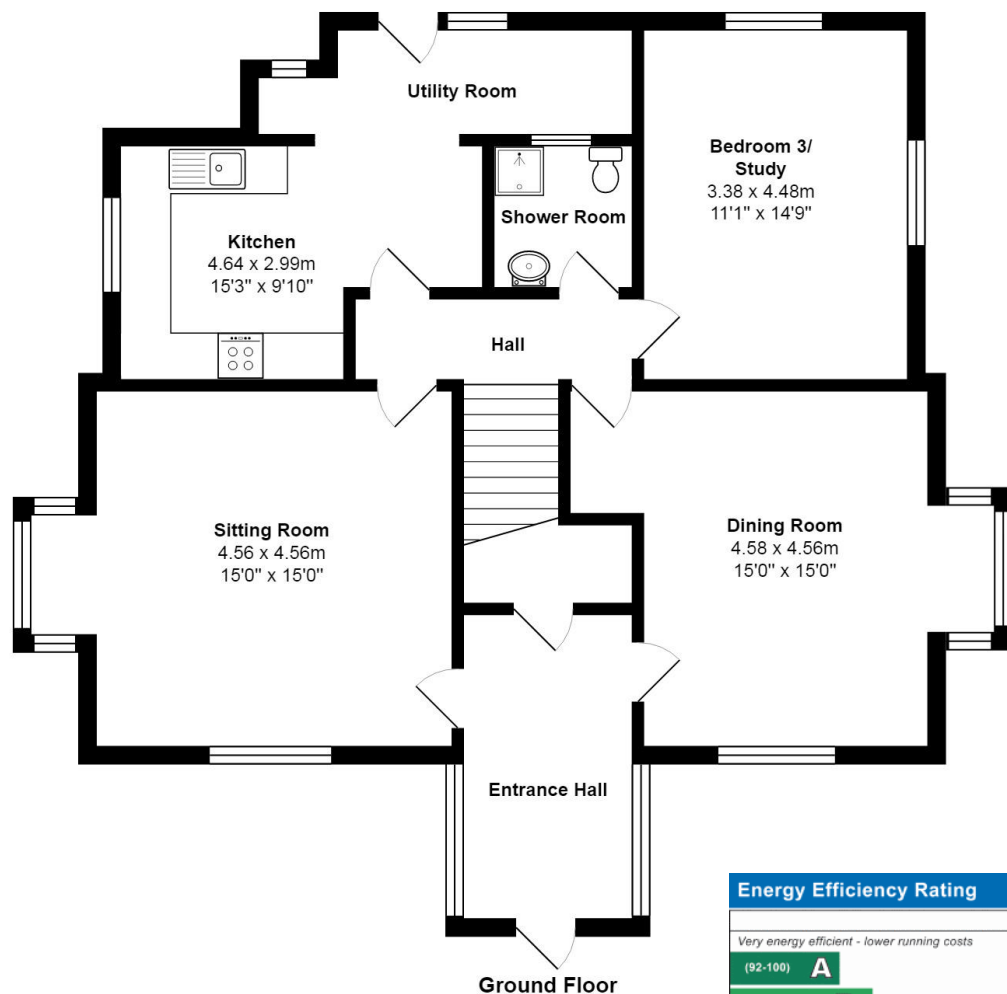
ADDITIONAL INFORMATION

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.

Tel: 01803 861234

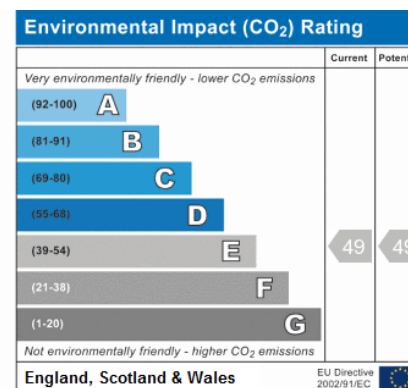
www.southhams.gov.uk www.landregistry.gov.uk





Address:
Priory Orchard, Priory Avenue, Totnes, TQ9 5HR

Reference:
9388-0900-6269-8110-8914



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.