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14 Birchwood Close

14, Birchwood Close, Totnes, TQ9 5GB



Totnes Train Station 0.7 miles | Torbay 8.5 miles | Plymouth 23 miles | Exeter 25 miles

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A stylish three-bedroom home with off-road parking, enclosed garden and an excellent position within walking distance of Totnes

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- Walking distance of Totnes town centre
- Refurbished by the current owners
- Popular residential setting
- Stylishly presented throughout
- Impressive kitchen/dining room
- Light-filled conservatory
- Enclosed low-maintenance garden
- Off-road parking
- Freehold
- Council tax band D

Offers In Excess Of  
£375,000



### SITUATION

Birchwood Close enjoys a convenient position within walking distance of Totnes town centre. Totnes is one of South Devon's most sought-after market towns, well known for its independent shops, cafés, restaurants, markets and vibrant community, with the River Dart and beautiful South Hams countryside also close at hand.

The town offers a good choice of primary and secondary schooling, together with a mainline railway station providing services towards Exeter, Plymouth and London Paddington. Its combination of excellent amenities, schooling, transport links and ready access to the countryside makes Totnes an especially appealing place to live.

### DESCRIPTION

14 Birchwood Close offers an appealing opportunity to enjoy the best of Totnes life, combining a peaceful residential setting with the convenience of being able to walk into the heart of this thriving market town.

The property has been comprehensively refurbished by the current owners, who have created a stylish and welcoming home with a relaxed, contemporary feel. The improvements have been thoughtfully considered to suit modern family life, with attractive finishes, generous living space and a strong connection between the house and enclosed rear garden. Off-road parking adds further practicality in such a convenient location.

### ACCOMMODATION

The front door opens into an impressive kitchen/dining room, fitted with painted cabinetry, extensive work surfaces and a large central island. There is ample space for a dining table and an opening leads through to the generous sitting room, which features a decorative fireplace, built-in

storage and the staircase to the first floor.

Double doors open from the sitting room into a light-filled conservatory with direct access to the garden. Upstairs are three bedrooms and a family bathroom fitted with a bath and shower over, WC and wash hand basin.

### OUTSIDE

The property is approached over a private driveway providing off-road parking, with a small planted frontage alongside.

To the rear is an enclosed, predominantly paved garden, providing an attractive and easily maintained space for outdoor dining and seating. The conservatory opens directly onto the garden, creating an easy connection between inside and out.

### SERVICES

Mains water, mains drainage and mains electricity are connected. Mains gas is connected and the property has gas-fired central heating.

According to the Ofcom information supplied, fixed-line broadband availability includes Ultrafast FTTP speeds of up to approximately 1,000 Mbps and mobile coverage predictions, EE is shown as having good coverage, Three as okay, and O2 and Vodafone as poor.

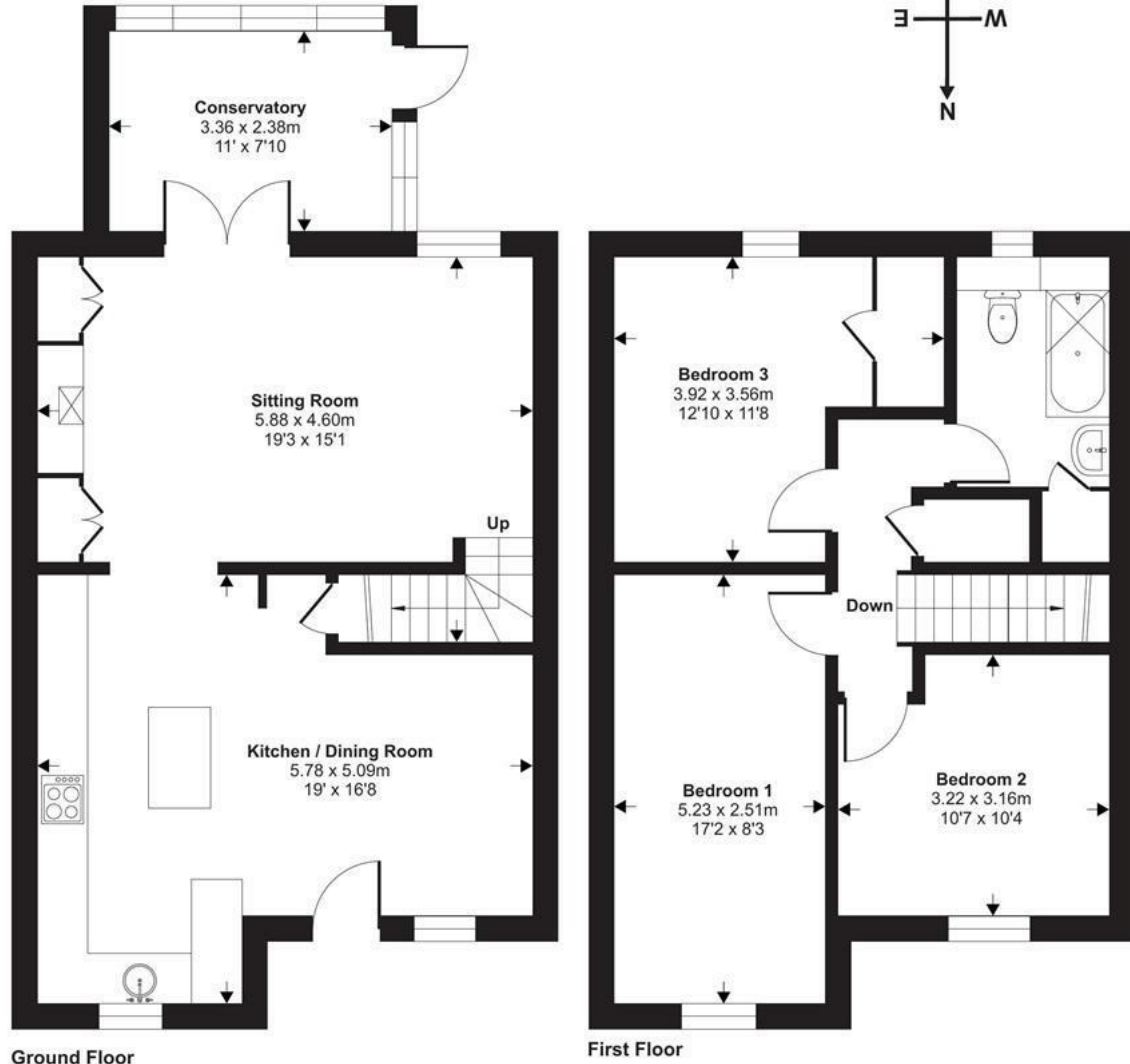
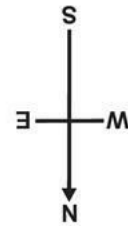
### DIRECTIONS

From our Totnes office, follow Coronation Road and continue straight across the roundabout. Turn left onto the A381 towards Kingsbridge and Dartmouth, then right onto Plymouth Road. Take the second right into Birchwood Close, where the property will be found at the end.



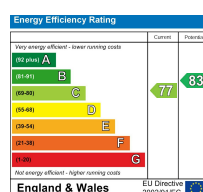
Approximate Area = 1142 sq ft / 106 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1508685

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