STAGS



39 Plymouth Road

39 Plymouth Road, Totnes, , Devon, TQ9 5LX







A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

A detached elevated residence, in need of modernisation, enjoying a delightful outlook across the town towards the surrounding countryside.

- Close to the town centre
- Easy access to amenities
- Opportunity to renovate
- 1950s detached home
- Ample reception space
- 3 First floor bedrooms
- South-facing garden
- Off-road parking & garage
- Freehold
- Council tax band: D

Guide Price £475,000

SITUATION

The property is located half a mile from Totnes town centre, a bustling Elizabethan market town full of character with a diverse range of reputable local schools, shopping facilities, and recreational pursuits, including an indoor swimming pool and boating opportunities on the River Dart.

The A38 Devon Expressway is approximately 5 miles away, allowing easy access to the cities of Exeter and Plymouth and the wider countryside beyond. Mainline rail links to London Paddington are also located within the town. The property itself is situated within easy walking distance of local shops, cafes, restaurants, and the river.

DESCRIPTION

39 Plymouth Road presents a fantastic opportunity to acquire and renovate an attractive detached period home. Believed to date back to the 1950s and exhibiting many architectural features from the era, the property is coming to the market for the first time in over 50 years and is offered with no onward chain. Occupying an elevated position, the home enjoys a pleasant outlook across the town toward the surrounding countryside. The house offers well-proportioned accommodation across two storeys, featuring two reception rooms and a kitchen/breakfast room, as well as three first-floor bedrooms. The south-facing rear garden is complemented by an off-road parking space, a garage, and a workshop.

ACCOMMODATION

The reception spaces consist of a sitting room and a dining room. The sitting room is situated at the front of the dwelling and benefits from a dual aspect that captures the impressive views, along with a period fireplace—not currently in working order—which offers potential for restoration or alteration. The separate dining room is positioned to the rear with an outlook over the garden and a matching fireplace that is also currently non-operational. The kitchen features a range of wall and base units with space for appliances, as well as access to a utility room with a rear external door.

On the first floor, there are three bedrooms. Two of these are generous doubles, with the principal bedroom situated at the front of the house, enjoying a dual aspect and superb views. The third bedroom is a comfortable single. These rooms are serviced by a family bathroom featuring a shower over the bath, wash basin, and WC. Access to the loft is provided from the first-floor landing.

OUTSIDE

To the front of the dwelling, a pathway and steps lead from the road to the front door, surrounded by attractive and vibrant planting. The path continues to the side of the house, providing access to the garage and the stores.

Making the most of its southern aspect, the rear garden combines a level lawn bordered by flower beds, providing plenty of space for decorative planting. A patio area is situated between the lawn and the house, offering an ideal space for outdoor seating and dining. A path extends to the side of the garden, leading through a gate to the parking area, which is suitable for one vehicle.

The garage is slightly angled to the lane to facilitate ease of access and is equipped with power and lighting. It also provides internal access to a separate adjoining workshop or store.

SERVICES

All mains services are connected. Gas fired central heating. Ofcom advises that ultrafast broadband broadband and mobile coverage via the major providers is likely.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

PLANNING & DESIGN

If you are considering extensive renovations and would like knowledgeable advice on planning and architectural design, contact Stags' planning and design team on 01392 439046

DIRECTIONS

From our Totnes office, follow Coronation Road and cross the roundabout by the Morrisons petrol station. At the next set of traffic lights, turn left onto the A381 towards Kingsbridge and Dartmouth. Turn right at the next lights onto Plymouth Road; after approximately a quarter of a mile, the property can be found on the left-hand side, opposite the turning for Smithfields.

What3Words: ///impulsive.levels.gracing

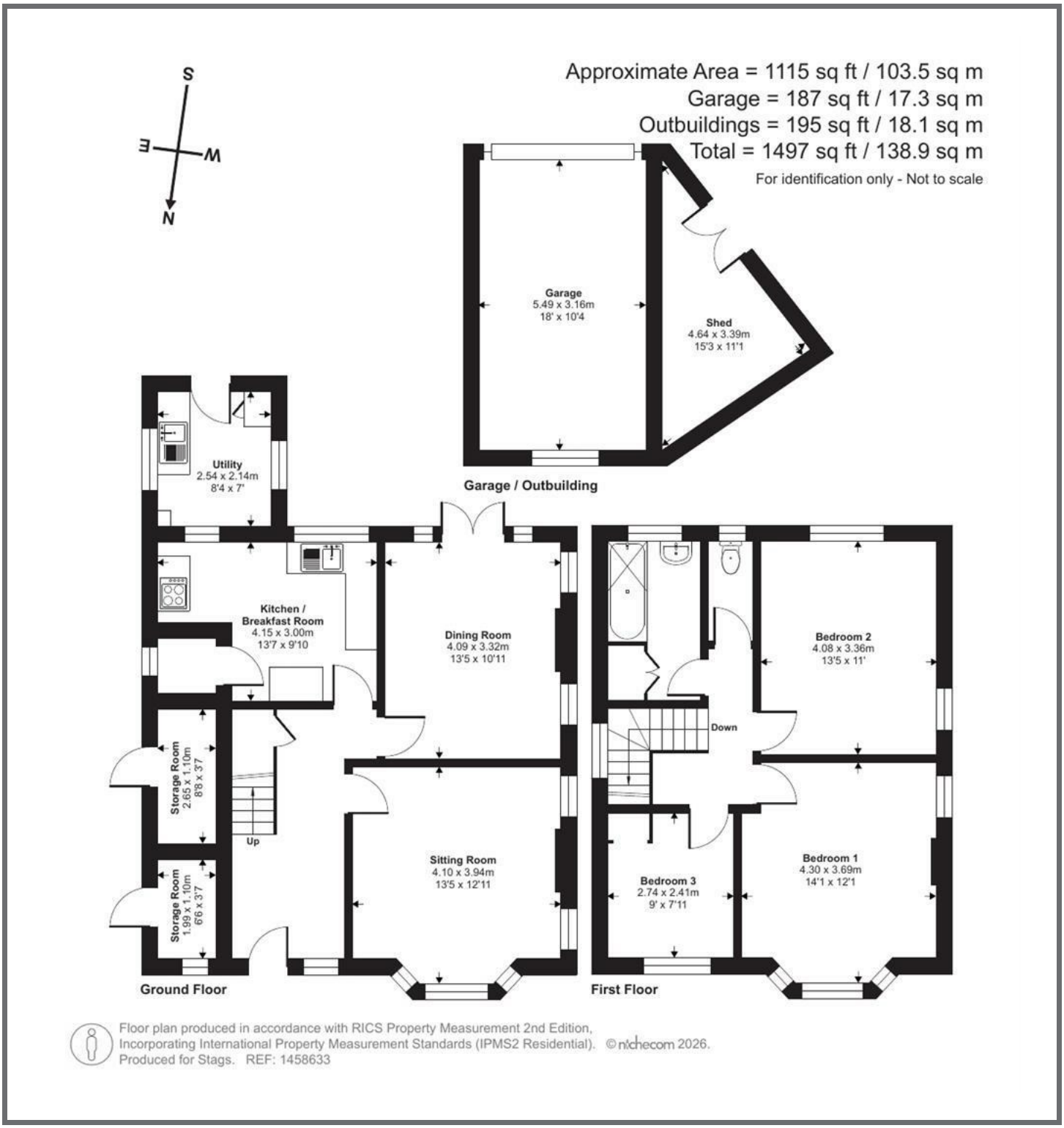






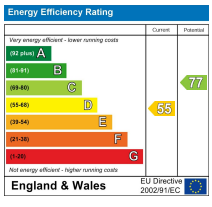






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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