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2 Riverside





Totnes Town Centre: 1 mile; Dartmouth: 12 miles; Exeter: 29 miles

A detached home located in a quiet cul-de-sac with garage, studio, garden and balcony, moments from Totnes town centre and the River Dart

- Detached home with garage and studio
- Four bedrooms, one with balcony
- Kitchen/dining room and sitting room
- Flexible ground floor layout
- Garden with lawn and seating area
- Convenient town location close to amenities
- Easy access to major transport links
- No onward chain
- Freehold
- Council tax band D

Guide Price £575,000

### SITUATION

Conveniently located just a short distance from the vibrant town centre of Totnes, a historic Elizabethan market town renowned for its independent shops, excellent schools, and thriving arts and cultural scene. The town offers a wide range of amenities, including supermarkets, cafés, and a weekly market, along with leisure facilities such as an indoor swimming pool and boating opportunities on the River Dart.

Totnes benefits from strong transport connections, with a mainline railway station providing direct services to London Paddington. The A38 Devon Expressway is approximately five miles away, offering easy access to Exeter, Plymouth, and the wider region.

### DESCRIPTION

2 Riverside presents an exciting opportunity to acquire a detached home in a prime Totnes location, just moments from the River Dart and the town's amenities. The property offers a flexible layout with four bedrooms, a garage, studio and enclosed garden, along with a first-floor balcony.

While it would benefit from modernisation, the house offers excellent potential for buyers to create a stylish and comfortable home in a sought-after setting. Offered with no onward chain.

### ACCOMMODATION

The front door opens into a porch which leads to an entrance hall with stairs to the first floor and access to downstairs shower room with a toilet and wash basin. The sitting room enjoys garden views and connects to a bright garden room with doors opening to the lawn. The kitchen/dining room offers generous workspace and storage, with room for a dining table. Plumbing for a dishwasher is available in the kitchen, while both the kitchen and the utility room are plumbed for a washing machine. A utility room and separate store provide further practicality. The ground floor also includes a studio space to the rear of the single garage both of which have power connected.

Upstairs, the principal bedroom which includes fitted wardrobes overlooks the rear garden and is served by a family bathroom. Bedroom two including fitted wardrobes and enjoys access to a private balcony, while two further bedrooms, one of which also includes fitted wardrobes offer flexibility for guests, home working, or hobbies.

### OUTSIDE

The property is approached via a driveway with parking for several vehicles, leading to the single garage. Being a corner plot, the garden wraps around three sides of the property, creating a variety of outdoor spaces. The front garden is planted with a selection of fruit trees and a mature Magnolia, while the enclosed rear section offers a level lawn bordered by established planting and a paved seating area ideal for outdoor dining. The balcony to bedroom two provides an additional spot to enjoy the outlook.

### SERVICES

Mains gas, electricity, water and drainage. Gas fired log burner and night storage heaters. According to Ofcom, standard to ultrafast broadband and likely mobile coverage are available.

### DIRECTIONS

From Stags' office beside Morrisons, head towards the roundabout and take the second exit onto the A385, passing the Morrisons fuel station. Continue straight, going over two sets of traffic lights and past King Edward VI Community College.

Turn right into Swallowfield Road and follow it down through Swallowfield into Riverside, where the property will be found on the right-hand side.





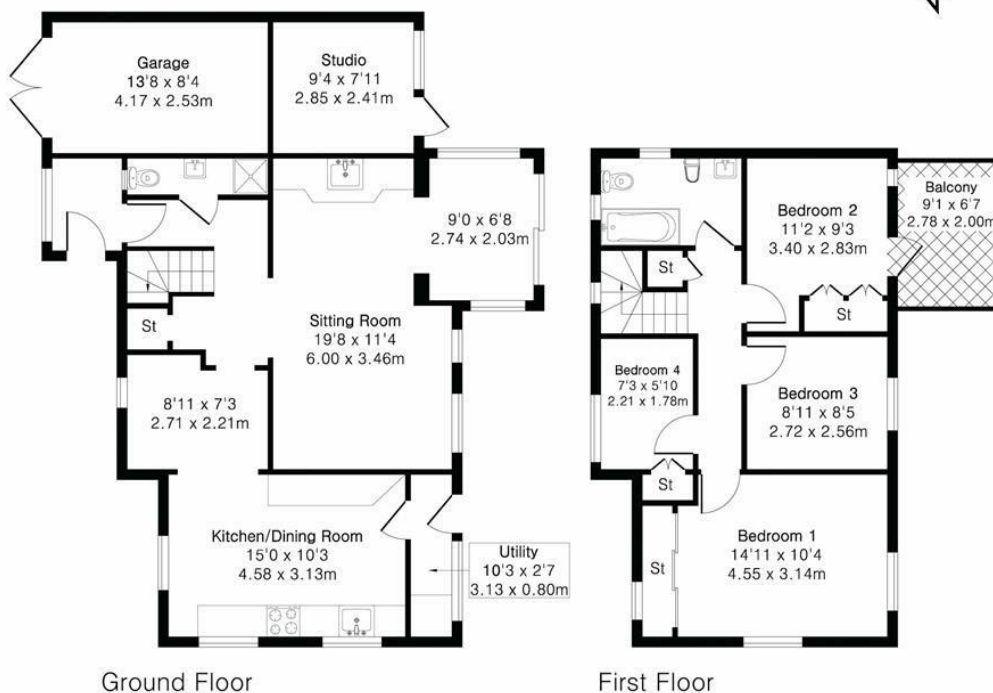


## Approximate Gross Internal Area 1270 sq ft - 118 sq m (Excluding Garage)

Ground Floor Area 747 sq ft – 69 sq m

First Floor Area 523 sq ft – 49 sq m

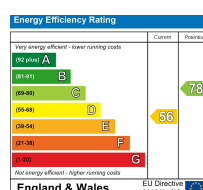
Garage Area 114 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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