



Belvedere



**STAGS**



# Belvedere

Maudlin Road, Totnes, TQ9 5TG

A38 6 miles; Torbay 6 miles; Exeter 29 miles

Detached home with views, garden and parking in elevated Totnes position, offering scope to modernise

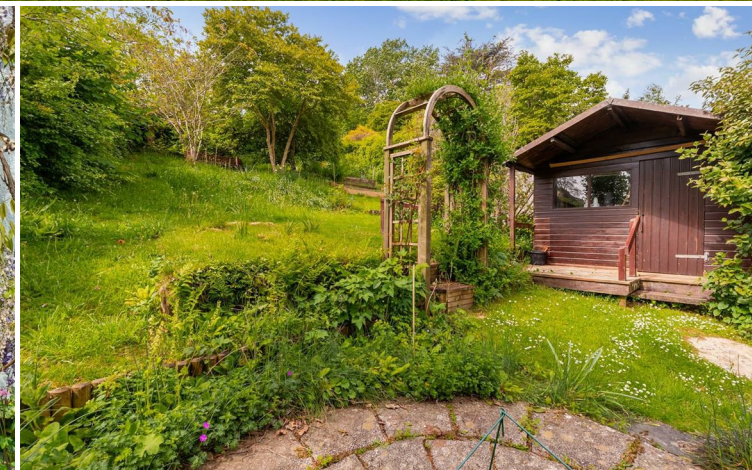
- No onward chain
- Exceptional town and country views
- Solid oak flooring
- Sought-after central Totnes location
- Freehold
- Detached home in elevated position
- Over 1,450 sq ft of flexible space
- Covered off-street parking
- Scope to modernise and personalise
- Council tax band D

Guide Price £650,000

## SITUATION

The property enjoys a prominent position in the very heart of Totnes within easy walking distance of all that this vibrant community has to offer. Totnes is a bustling and historic market town, full of colour, character, and charm. Widely regarded as one of Devon's hidden gems, it enjoys a rich cultural, historical, and archaeological heritage, which is reflected in its vibrant high street, architecture, and community spirit. The town offers an excellent range of independent shops, galleries, cafés, restaurants, and recreational facilities, along with weekly markets and a strong artistic scene.

Totnes is exceptionally well connected. The town has a mainline railway station with direct services to London Paddington, and the A38 Devon Expressway is approximately 6 miles away, providing quick access to Exeter, Plymouth, and the wider national road network. Its superb connectivity, combined with an engaging lifestyle and stunning surrounding countryside, makes Totnes one of the most desirable towns in the South West.





## DESCRIPTION

Belvedere is a detached four-bedroom home in an elevated position above Maudlin Road, with far-reaching views over Totnes and towards Dartmoor. Set within mature gardens, it offers privacy and seclusion just a short walk from the town centre. Well maintained but now ready for updating, the property has bright, versatile accommodation and generous proportions. Its peaceful setting, garden privacy, and convenient location make it an attractive opportunity.

## ACCOMMODATION

The accommodation extends to over 1,450 sq ft and is arranged across two floors. Steps lead from the car port at the front of the property up through the garden to the main entrance, where a welcoming hallway gives access to the principal ground floor rooms. These include three generous double bedrooms, one with an en suite shower room, and another with built-in wardrobe and French doors. A family bathroom and a separate utility room complete the ground floor.

Upstairs, the kitchen and dining area enjoy a dual outlook, with views over both Totnes and the surrounding fields and garden. There is a range of fitted cupboards, built-in storage and ample space for a dining table. A WC is accessed off the central landing. The sitting room runs the full width of the house and features exposed timber beams, a dual aspect outlook, and sliding doors opening onto the garden. This bright and welcoming space is ideal for both relaxing and entertaining. A fourth single bedroom/study is also located on this floor, complete with built-in wardrobe/storage space, providing a comfortable and functional addition to the layout.

## OUTSIDE

The gardens are a particularly appealing feature. Mature planting, lawns, and terraced seating areas create a sense of privacy and calm. A pergola-covered terrace near the house provides a lovely outdoor dining spot, surrounded by flowering borders and established shrubs.

Off-street car port, which is positioned at road level, and a pathway winds through the garden and around the house for ease of access. Elevated above the street, the property feels tucked away while still being within easy reach of all that Totnes has to offer.

## SERVICES

All mains services connected. Gas fired central heating. According to Ofcom, ultrafast broadband and likely mobile coverage available.

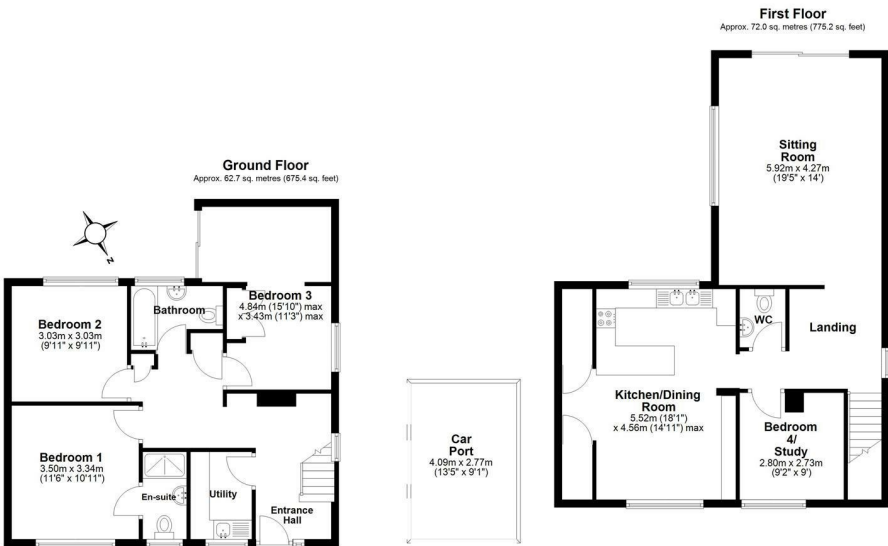
## DIRECTIONS

From Stags Totnes office, follow Coronation Road to the roundabout. Go straight across, then turn left at the traffic lights onto the A381 towards Kingsbridge. Continue through the next lights, turn left onto Cistern Street, then bear right onto The Lamb. Turn right onto Leechwell Street, then bear left into Maudlin Road. Belvedere is on the right — please park in the car port.

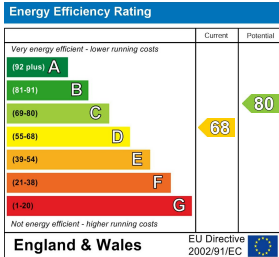




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



Total area: approx. 134.8 sq. metres (1450.6 sq. feet)



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