

Luscombe Maye
Since 1873

# Sparkhays Drive, Totnes

£360,000

3 2 1












## DESCRIPTION

Luscombe Maye are delighted to bring to the market this well-presented and spacious three-bedroom home, situated in a quiet cul-de-sac and enjoying an elevated position within easy walking distance of Totnes town centre.

The accommodation is arranged over two floors and is thoughtfully designed for modern living. The ground floor comprises a welcoming entrance hall, a bright and spacious living/dining room with French doors opening onto the rear garden, creating a light-filled space ideal for both everyday living and entertaining. The adjoining kitchen is fitted with a range of wall and base units, providing ample storage and workspace. A convenient cloakroom/WC completes the ground floor accommodation.

On the first floor are two generous double bedrooms and a further single bedroom, which would also make an excellent home office or nursery. The principal bedroom benefits from an en-suite shower room comprising a walk-in shower, wash hand basin and WC. The remaining bedrooms are served by a modern family bathroom fitted with a bath and shower over, wash hand basin and WC.

Outside, the property enjoys a charming enclosed rear garden, offering a private and peaceful setting. Arranged over tiers, the garden features a lawn with mature shrubs together with a paved patio adjoining the house, creating an ideal space for outdoor seating and al fresco dining.

The property further benefits from two allocated parking spaces.

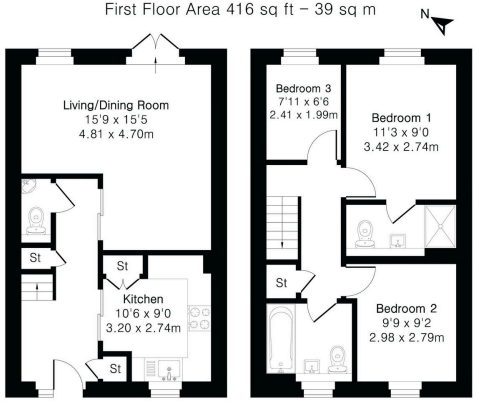
## DIRECTIONS

What3Words - sheets.denim.party






**Approximate Gross Internal Area 832 sq ft - 78 sq m**
Ground Floor Area 416 sq ft – 39 sq m
First Floor Area 416 sq ft – 39 sq m




PINKPLAN

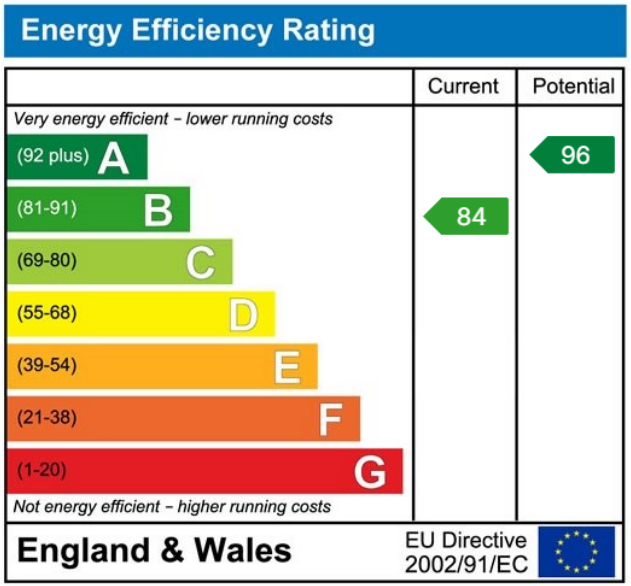
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

Luscombe Maye

- No Forward Chain
- Three Bedrooms
- Two Allocated Parking Spaces
- Private Enclosed Garden
- Open Plan Living/Dining Room
- Downstairs WC
- Master with En-Suite Shower Room
- Short Walk to Totnes Town
- Semi-Detached Property

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Use the QR code for further "Material Information" about this home




Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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