



13 Kings Orchard, Totnes - TQ9 5BX

Totnes

In Excess of £375,000

A spacious and well-presented four-bedroom semi-detached home, ideally positioned within easy reach of Totnes town centre. Offering versatile family accommodation, generous gardens to three sides and off-road parking, this is a fantastic opportunity to enjoy comfortable living in one of South Devon's most sought-after market towns.

Council Tax band: C

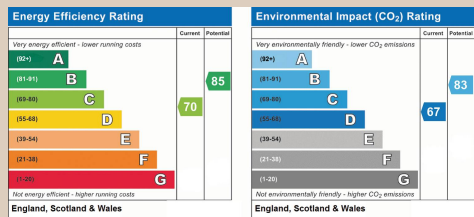
Tenure: Freehold

EPC Energy Efficiency Rating: C

- A semi detached four bedroom house
- Sitting/dining room
- Kitchen
- Family bathroom
- Front side and rear gardens
- Parking
- In a favourable cul-de-sac location in Totnes within walking distance of the town centre and amenities

Situated within the popular market town of Totnes, this well-presented four-bedroom semi-detached home offers spacious and versatile accommodation, together with front, side and rear gardens and off-road parking.





The ground floor comprises a generous sitting/dining room, providing a practical living space for everyday family life and entertaining. The adjoining kitchen is fitted with a range of wall and base units, offering ample worktop space and storage, making it well suited to modern living.

On the upper floors are four well-proportioned bedrooms, providing flexible accommodation for families, those working from home, or guests. The property is served by a contemporary family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property benefits from gardens to the front, side and rear, offering a variety of outdoor spaces for seating, gardening or recreation. Off-road parking adds further practicality.

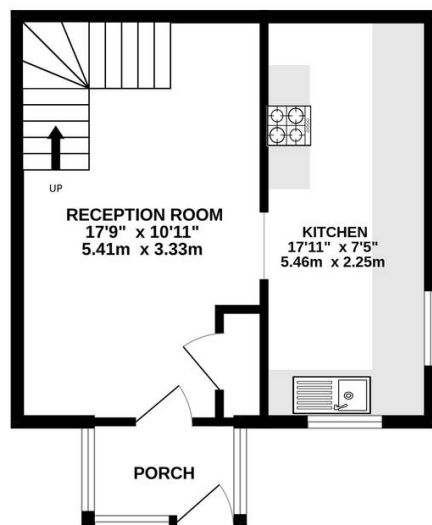
13 Kings Orchard is freehold and connected to all mains services with gas fired central heating.

The property is conveniently located within easy reach of Totnes town centre, where a wide range of independent shops, cafés, restaurants, schools and everyday amenities can be found. Totnes railway station provides regular services to Plymouth, Exeter and London, making the property well placed for commuters.

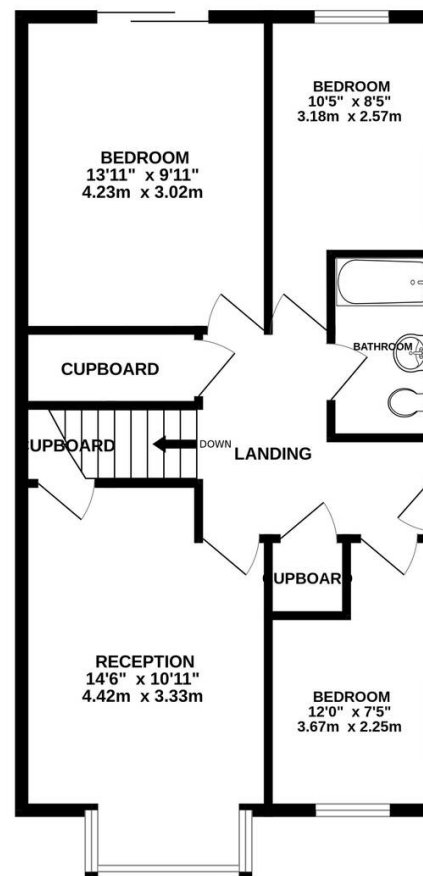
Overall, this is a spacious and well-maintained home in an established residential location, offering flexible family accommodation and convenient access to the amenities and transport links that Totnes has to offer.

A spacious and well-presented four-bedroom semi-detached home, ideally positioned within easy reach of Totnes town centre. Offering

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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