



- 🏠 A fantastic opportunity to acquire this 40% shared ownership end of terrace home situated in the popular Camomile Lawn development in Totnes
- 🏠 Entrance hall
- 🏠 Well fitted kitchen/dining room
- 🏠 Sitting room
- 🏠 Two double bedrooms
- 🏠 Family bathroom
- 🏠 Larger than average garden
- 🏠 Off road parking for one vehicle
- 🏠 Offered for sale with no onward chain



A door at the front of the property opens into the entrance hall where there are doors to the cloakroom, kitchen/dining room and a shallow cupboard for coats and boots. The cloakroom is fitted with low level WC and pedestal wash hand basin. The kitchen/dining room is fitted with a range of base level units and drawers with inset stainless steel sink and drainer, electric oven with gas fired hob with extractor over, space for fridge freezer and space and plumbing for washing machine. There is also space for dining table and chairs and a double glazed window over looks the front of the property.

Stairs from the kitchen lead down to the sitting room where there is solid wood flooring and uPVC double glazed French doors opening to the patio area of the garden.

From the kitchen dining room stairs also rise to a half landing where there is a door to a double bedroom, with two uPVC double glazed windows which enjoy views of the surrounding area and towards Dartmoor.

On the second half landing there are doors to the family bathroom and the second bedroom, also a double room, with two uPVC double glazed windows to the front of the property. The family bathroom is part tiled and fitted with suite comprising panelled bath with shower over and glazed shower screen, wash hand basin set into vanity unit with

drawers below and cupboards above, and a low level WC.

Outside of the property and to the front there is a small bed stocked with a variety of plants and shrubs. To the rear, the garden is enclosed by timber fencing and is mainly laid to lawn with patio area and borders stocked with plants and shrubs. A gate from the rear garden leads to the allocated parking space.

30 Home Reach Avenue is leasehold and connected to all mains services with gas fired central heating.

Council Tax band: C – South Hams District Council

125 years from 1st July 2016.

40% share (full market value £300,000)

Rent including service charge: £401.04 per month.



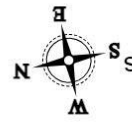
Our View “A fantastic opportunity to get a foot on the property ladder”



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



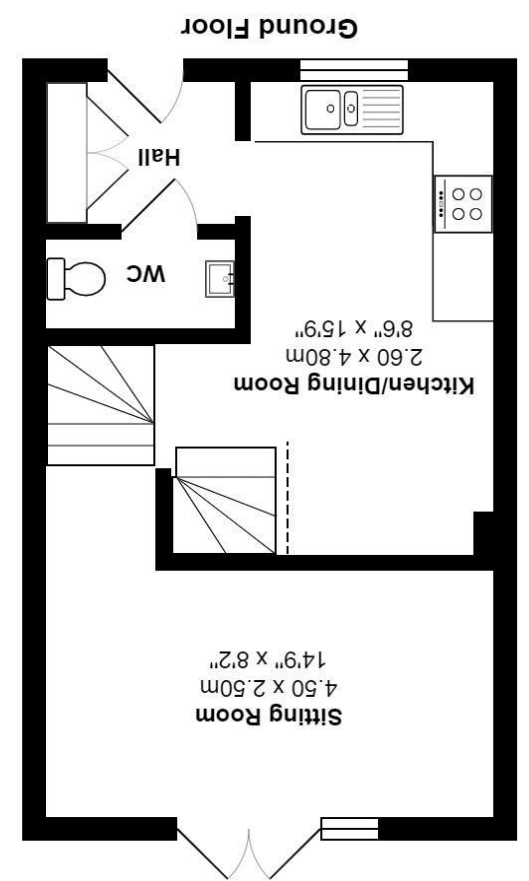
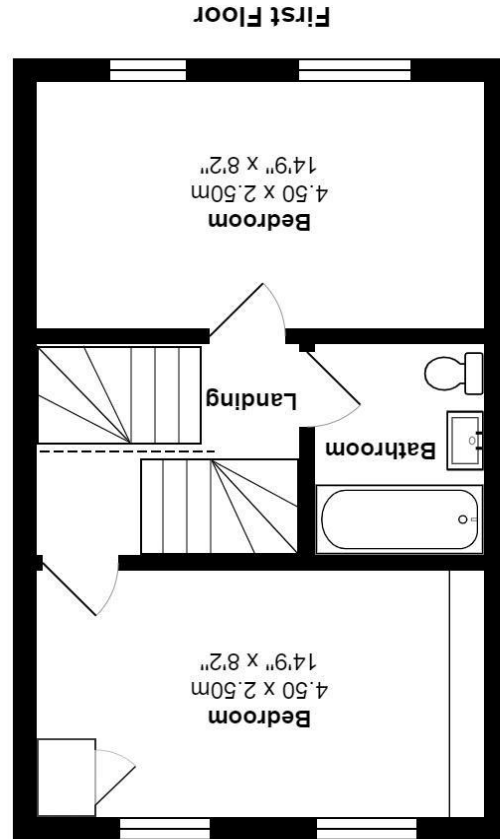
All measurements are approximate and for display purposes only



30 Home Reach Avenue, Totnes
Total Area: 67.1 m² ... 723 ft²

Score	Energy rating	Potential
92+	A	96 A
81-91	B	83 B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

Energy Efficiency Rating



30 Home Reach Avenue, Totnes, Devon, TQ9 5FS

Ref: DWO02602
01803 866336

£120,000

woodshomes.co.uk

