

LOT  
**138**

7 Priory Drive, Totnes, Devon TQ9 5HU

GUIDE PRICE **£275,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom semi-detached bungalow requiring modernisation being conveniently situated for Totnes town centre and enjoying a cul-de-sac location. The property has the benefit of front and rear gardens, an additional enclosed vegetable garden area and a detached garage. A small extension that was added to bedroom two several years ago is in need of repair/replacement, interested parties must make and rely upon their own building investigations as to the works required.

### Situated

Priory Drive is conveniently situated for Totnes town centre, railway station and the river Dart. Totnes is a thriving market town offering a range of bespoke shops, educational and recreational facilities catering for all age groups, supermarkets and retail parks, being readily commutable the A38 and M5 road networks.

### Ground Floor

Entrance porch, hallway, kitchen with sun porch off, lounge/diner, inner hallway, two bedrooms and bathroom.

### Outside

Front and rear gardens, additional vegetable garden, garage and on-drive parking.

### Viewings

Strictly by prior appointment with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

TBC



### Council Tax Band

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