STAGS



30 Lansdowne Park

30, Lansdowne Park, Totnes, TQ9 5UP







Torbay 8 miles | Plymouth 26 miles | Exeter 26 miles

An appealing detached bungalow in an elevated Totnes setting, enjoying far-reaching views, generous driveway parking and a detached garage

- No onward chain
- Far-reaching views
- Detached single-storey home
- Generous accommodation throughout
- Excellent driveway parking
- Detached garage
- Front and rear gardens
- Popular South Devon town
- Freehold
- Council tax band D

Guide Price £450,000

SITUATION

30 Lansdowne Park occupies an elevated position within an established residential area of Totnes, enjoying an attractive outlook across the town and towards the surrounding South Devon countryside.

Totnes is one of South Devon's most distinctive market towns, renowned for its historic character, independent shops, cafés and vibrant community. The town provides a broad range of everyday amenities together with a mainline railway station, making it an appealing base from which to enjoy both town life and the wider South Hams.

The property's elevated setting is a particular feature, combining the convenience of a Totnes address with far-reaching views and a pleasant residential environment.

DESCRIPTION

Offering the ease and flexibility of single-storey living in an attractive elevated setting, 30 Lansdowne Park represents an appealing opportunity for those seeking a comfortable home in one of South Devon's most popular market towns.

The detached bungalow is set back behind its own driveway and garden, with generous parking, a detached garage and attractive views forming an important part of its appeal. Internally, the accommodation is well proportioned and provides a practical arrangement suited to a variety of buyers, while offering scope for a new owner to personalise the property to their own tastes.

Combined with its established gardens, useful outside space and convenient Totnes location, the property offers a particularly appealing balance of manageable living, accessibility and outlook.

ACCOMMODATION

The entrance opens into a central hallway from which the principal accommodation is arranged. The sitting room is a well-proportioned reception room with a broad window taking advantage of the outlook and glazed doors providing access outside. The kitchen is fitted with a range of wall and base units with work surfaces and space for the usual appliances.

There are three bedrooms, two of which are double bedrooms. Bedroom 1 is particularly generous and benefits from an en suite shower room, while Bedroom 2 is also of comfortable double proportions. A bathroom with bath and wash hand basin, together with a separate WC, completes the accommodation.

OUTSIDE

The property is approached over a private driveway providing parking for approximately three vehicles and leading to the detached single garage. The garage provides useful additional parking or storage.

To the front is a lawned garden, set behind a low retaining wall and helping to create an open approach to the bungalow.

To the rear, a paved area adjoins the property and provides space for outdoor seating, beyond which the garden rises into planted areas and room to further enhance the gardens.

SERVICES

Mains water, mains drainage and mains electricity. Night storage heating.

According to the Ofcom information supplied, broadband availability includes Basic ADSL up to 15 Mbps, Superfast FTTC up to 31 Mbps and Ultrafast FTTP up to 10,000 Mbps, with an overall maximum stated speed of 10,000 Mbps.

Mobile coverage predictions supplied are EE Outstanding, Three Outstanding, O2 Good and Vodafone Okay.

DIRECTIONS

From Stags Totnes office, proceed along Coronation Road and turn left at the roundabout, crossing the Old Bridge into Bridgetown. Turn right onto Seymour Road and continue past St John's Primary School, then turn right onto Weston Lane. Follow the road uphill and turn right into Lansdowne Park. Turn left and continue towards the end of the road, where the property will be found on the right.



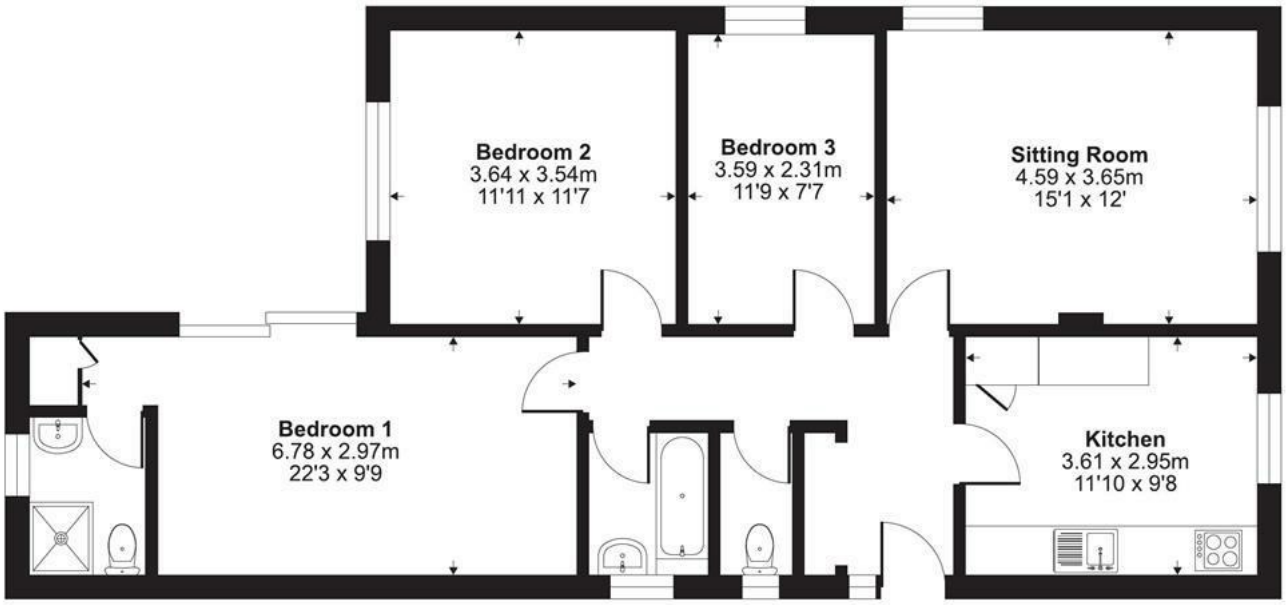




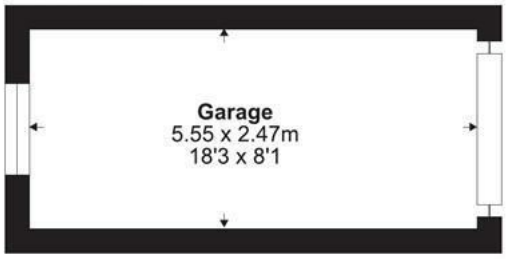




Approximate Area = 919 sq ft / 85.3 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1067 sq ft / 99 sq m
For identification only - Not to scale



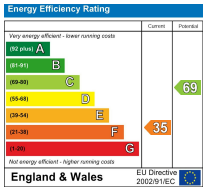
Ground Floor



Garage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1503453

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.



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