RPRS

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AUCTION

£450,000*

A detached four bedroom family home plus a studio annex

ADDRESS

Cobberton,
Denys Rd,
Totnes,
Devon
TQ9 5TL

SIZE

184.50 m² (1,987 ft²)
Approx. gross internal floor area

KEY FEATURES

+ Auction Date: Tuesday 19 November 2026
+ Guide price: £450,000+
+ Lot number: 120
+ Auction number: 114
+ For sale on behalf of receivers
+ Title number: see legal pack
+ Four bedrooms
+ Modern kitchen diner
+ Two reception rooms
+ Master bedroom ensuite
+ Ground floor WC
+ Front and rear gardens
+ Self-contained studio
+ Driveway
+ Low maintenance gardens
+ Freehold

FOR SALE ON BEHALF OF RECEIVERS

OVERVIEW

The property is a four bedroom detached house offering open plan modern living perfect for families.

The ground floor features an entrance porch leading to two reception rooms. Continuing through the property you will find an open plan kitchen diner comprising a modern handleless kitchen including built-in appliances. There is also a ground floor WC and a utility room.

The first floor of the property comprises four double bedrooms and a family bathroom. The master bedroom includes ensuite facilities and a dressing space.

Externally there are front and rear gardens and a driveway to the front of the plot.

There is an attached self contained studio space which is accessible from the front aspect of the property via its own private entrance into the building. The annex comprises a ground floor hallway and storage space leading to a first floor open plan reception/bedroom with kitchenette and a shower room.

LOCATION

The property is situated in the heart of Totnes, a vibrant and historic market town at the head of the River Dart in Devon. Nestled between rolling Devon countryside and the river estuary, Totnes combines natural beauty with a strong sense of community.

Totnes is renowned for its independent, eclectic High Street — full of vintage shops, boutiques, bookstores, galleries and fair-trade outlets. The town's market culture is thriving: there is a weekly market every Friday and Saturday, and a popular Good Food Market on the third Sunday of each month.

Transport links are excellent: Totnes railway station offers regular services to Exeter and Plymouth (around 30 minutes), and the town is well connected by road via the A38.

There is also the option of arriving by boat or heritage steam train during the season, giving a very atmospheric arrival into the town.

** Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.*

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ACCOMMODATION

TOTAL	**184.50 m²**	**1,987 ft²**

Approx. gross internal floor area

SERVICES

We understand the property has mains gas, electricity, water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is considered a E rating by South Hams Council. Interested parties should make their own investigations.

PLANNING, BUILDING REGULATIONS & DEFECTS

We understand the property has defects, potential planning breaches and no building regulations completion certificates for works undertaken. Interested parties should make their own investigations and surveys and satisfy themselves of all matters prior to bidding.

TENURE

Freehold

GUIDE PRICE

£450,000*

UNCONDITIONAL AUCTION DETAILS

Date: Tuesday 17 November 2026
Bidding Ends: 13.00pm
Auction No: 114
Lot No: 120

Pre-auction offers will be considered.

LEGAL PACK

The legal pack is available in the data room. Details available through RPRS upon request.

BUYERS PREMIUM

2% (min. £3,000) plus VAT

VIEWING

Please contact sole selling agents:

RPRS
0203 148 7500
property@rprs.co.uk

RPRS

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AUCTIONEERS NOTICE

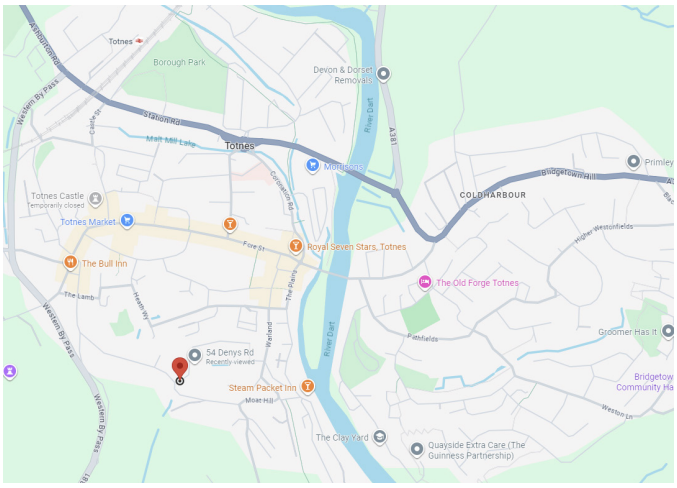
The property is sold on an unconditional basis, sold as seen, and is subject to all conditions set out in the legal pack and the RPRS Auction Terms and Conditions.

Prospective purchasers must undertake their own investigations and due diligence prior to bidding.









Energy Performance Certificate (EPC)
Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: September 2026