



2 Plymouth Road

Totnes, Devon, TQ9 5PH

RENDELLS

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A Grade II listed four-bedroom terraced family home with open plan living, enclosed rear garden, centrally located to Totnes high street.

- Four Bedrooms
- Family Bathroom
- Characterful features
- Roof terrace
- Enclosed southerly rear garden
- Requiring general maintenance

Guide Price of £460,000

Kingsbridge 12.4 miles approx., Dartmouth 14.1 miles approx., Exeter 29.3 miles approx., Plymouth 22.8 miles approx., Newton Abbot 9.1 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

Totnes is a medieval market town situated in the heart of the South Devon countryside. Totnes is often considered the Gateway to the South Hams. Today Totnes is a bustling and thriving market town that maintains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. Totnes is approximately 6 miles from the A38 Devon Expressway allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes has a mainline railway allowing access to London Paddington.

Description

2 Plymouth Road offers a rare opportunity to acquire a characterful four-bedroom town house with roof terrace (requiring some refurbishment), enclosed garden, good size family bathroom. Open plan living with inset wood burner in the sitting room area. Light and airy kitchen with utility.

Viewing is highly recommended to appreciate the potential.

Accommodation

Entering in through the main front door into inner vestibule with fan shaped window, glazed door leading to tiled inner hall with space for hanging coats, understairs cupboard. Sitting/Dining Room with new laminate flooring, sash window overlooking the mature front garden. Inset wood burner, double doors opening through into the light and airy kitchen with large skylights with a range of wall mounted and



undercounter units with integrated Zanussi dishwasher, integrated electric oven and four ring hob with freestanding fridge/freezer. Utility with plumbing for washing machine, cupboard housing the gas boiler. Belfast sink with mixer tap, granite work top/drain. Built-in cupboards, hand wash basin and W.C. Rear Lobby with glazed door opening leading out to the garden. Stairs rise to the first Floor.

First Floor

Stained glass window allowing plenty of natural light to the staircase. First Floor Bedroom with built-in wardrobes, shelving, sash window with front aspect and inset spotlights. Bedroom Two with inset spotlights and step up and door opening across some decking onto the south facing roof terrace. Stairs rise further enjoying plenty of natural light to the second floor with a good size bedroom, built-in wardrobe with four sliding doors, sash window with front aspect and views across the town to Totnes Castle. Family Bathroom with double ended bath, central mixer tap, shower enclosure, useful cupboard, wall hung hand wash basin, W.C. and bidet with mirrors and spotlights. Stairs rise to the loft room.

Loft Room

Double doors opening in with velux window and access to the under eaves with spotlights.

Outside

Steps leading up around the rear of the property to its enclosed southerly garden with York Stone paved patio area. Space for dining table and chairs and some mature planting, enjoying a south facing aspect in the slightly elevated location.

Tenure Freehold.

Energy Performance Certificate Energy rating D.

Council Tax Band D.

Services

Mains water, mains drainage, mains electricity, mains gas. Gas central heating.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 01803 863888.

Directions

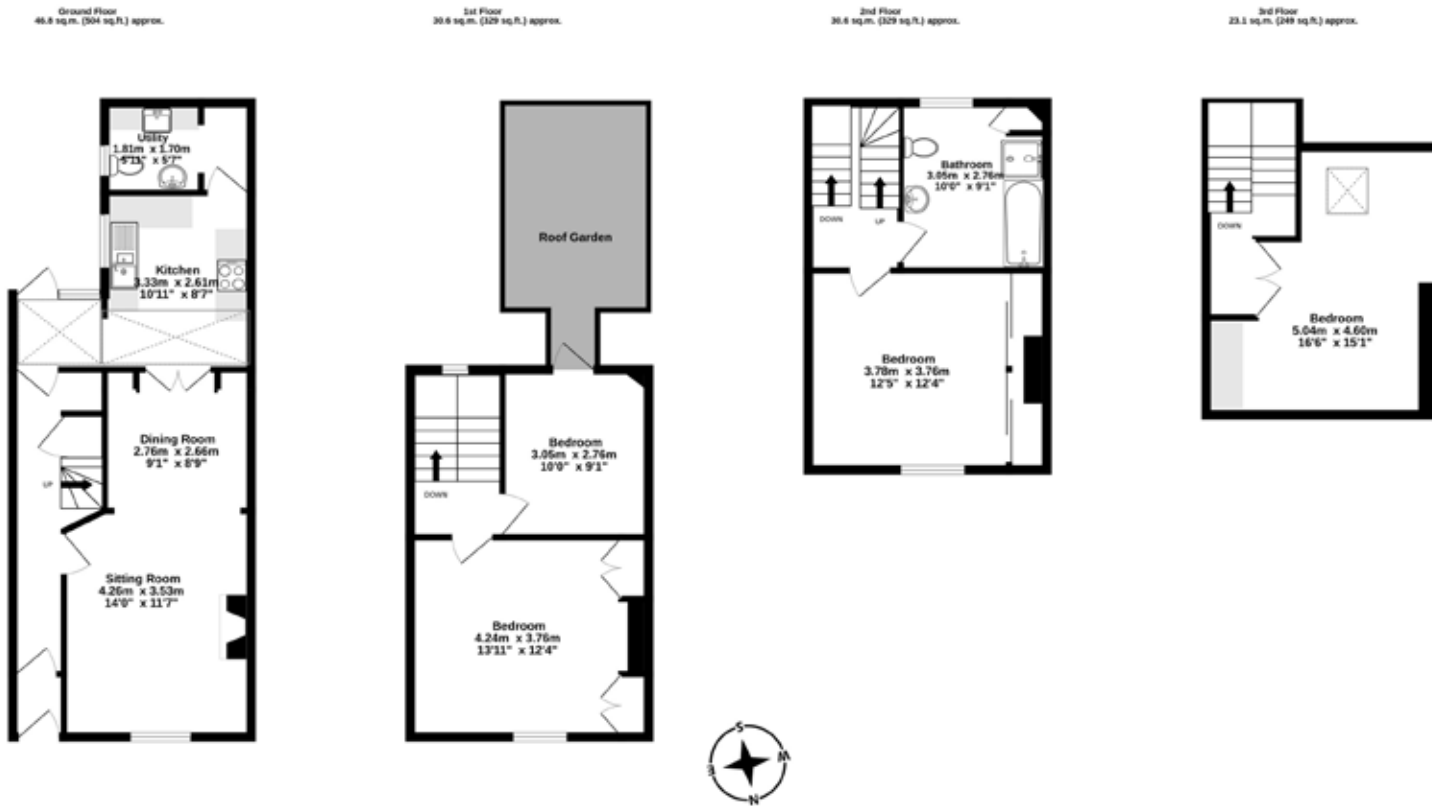
(On foot) From Rendells office, proceed up Fore Street under the arch onto the high street and through The Narrows and turn right onto Plymouth Road where you will find number 2 on the left.

What3words ///pulp.ranges.sharpens



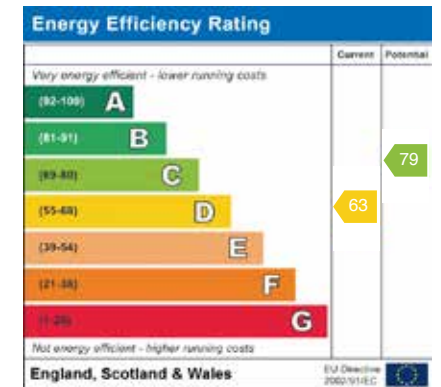
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TOTAL FLOOR AREA : 131.1 sq.m. (1411 sq.ft.) approx.

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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