



4 Colebrook Cottages,

Totnes, Devon, TQ9 5DH

RENDELLS

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Guide Price of £325,000

An end terrace, three bedroom house set on a large plot in a level convenient location to Totnes town centre. Offering 1,213 sq.ft. of floor space and requires some refurbishment with impressive gardens.

- Three Bedrooms
- Two Reception Rooms
- Useful loft space
- Requiring refurbishment
- Large gardens and grounds
- Offering further scope (subject to any necessary planning consents).
- Level convenient location

Situation

Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St. Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.

Description

4 Colebrook Cottages formally a workers cottage. The property offers a blank canvas for refurbishment and to create your own style and finish, currently having only a kitchen sink in the kitchen. Some general maintenance maybe required, with large level gardens to the side of the property. Three bedrooms on the first floor and bathroom with a staircase up to a useful loft space with access to under eaves storage. The property offers plenty of scope for extending and remodelling (subject to any necessary planning consents), some example drawings are available from the agent.



Viewing is highly recommended to appreciate this rare opportunity to create an investment property or first-time home. Offering 1,213 sq.ft. of floor space.

Accommodation

Entering in through a double glazed front door into a hall into the main sitting room with exposed floorboards, original chimney with inset woodburner with flu. Storage cupboards to the right-hand side with useful understairs cupboard. Door through to kitchen with partially tiled floor, sink with mixer tap and drainer requiring a full refurbishment. Conservatory with tiled floor and double doors opening out onto the gardens and patio. Ground floor W.C. with hand wash basin with undercounter space and plumbing for washing machine.

First Floor

Offering three bedrooms on the first floor with some original features to include fireplaces. Double glazed, modern sash style windows. Family bathroom with hand wash basin, W.C., shower with hand attachment. Stairs rise to the loft space.

Loft Space

The loft space has inset spotlights, velux windows, two access points to under eaves storage and a gable end window.

Gardens and Outside Space

The garden is accessed by a pathway leading to the front door with a gravel area to the front of the public walkway, with side access with a picket fence gate leading into an area for bins and log storage. To the rear of the property is a large area with lawns, vegetable growing area. Good size patio, plenty of scope for the green fingered. Useful storage shed. Mature magnolia tree. One of the larger gardens on the terrace.

Tenure

Freehold.

Council Tax

Band B.

Energy Performance Certificate

Energy rating D.

Services

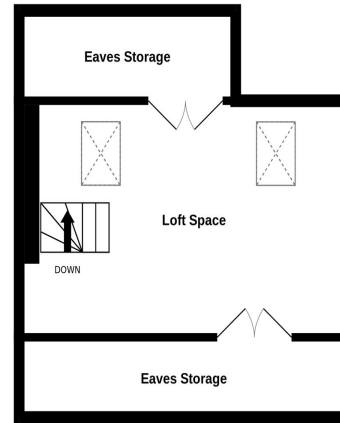
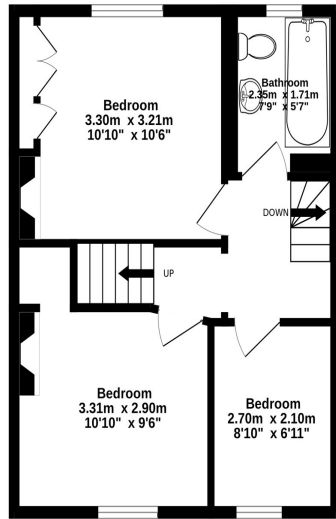
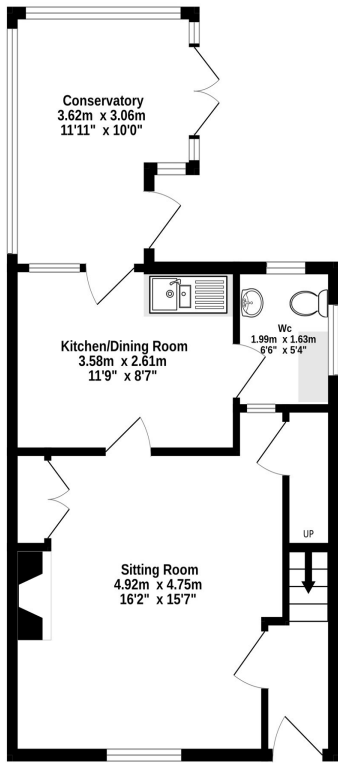
Mains electricity, water and gas.

Directions

On foot from Rendells Totnes proceed down Fore Street and turning left onto Mill Lane and at the end of Mill Lane turn right crossing a pedestrian crossing along Coronation Road, Morrisons Supermarket entrance can be found and turn right into Morrisons and left along the public pathway leading to Colebrook Cottages, number four can be found on your left-hand side.

What3Words: stubbed.sanded.archduke





TOTAL FLOOR AREA : 112.7 sq.m. (1213 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Consumer Protection from Unfair Trading Regulations 2008

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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888
 Email: totnes@rendells.co.uk www.rendells.co.uk

