



- 🏠 A charming former bakery situated in the centre of Totnes within easy reach of the town and amenities
- 🏠 Accommodation arranged over two floors
- 🏠 Spacious lounge/dining room
- 🏠 Well fitted kitchen/breakfast room
- 🏠 Two double bedrooms
- 🏠 Family bathroom
- 🏠 South facing terrace
- 🏠 Off road parking
- 🏠 No onward chain



A former bakery converted in 2007 situated within easy reach of the town centre and amenities. The accommodation is arranged over two floors and comprises lounge/dining room, kitchen breakfast room, two double bedrooms and bathroom. There is a small south facing decked terrace and an off road parking space.

A door at the front of the property opens into the entrance hall where stairs rise to the lounge/dining room where there is wooden flooring, two radiators and uPVC double glazed windows and French doors opening to the decked South facing terrace. An archway opens to the kitchen/dining room where there is a range of wall and base level units and drawers beneath roll edge work surfaces with tiled splash backs. There is an inset stainless steel sink and drainer, integrated double electric oven and gas hob with stainless steel chimney style extractor over. There is space and plumbing for washing machine and dishwasher, two uPVC double glazed windows, wall mounted gas fired combination boiler and ceramic tiled flooring.

Further stairs from the entrance hall descend to the ground floor hall where there are doors to the two double bedrooms and the family bathroom. Bedroom one has a uPVC double glazed window, built in wardrobes, shelving in alcove and radiator. Bedroom two has a uPVC double glazed window and radiator. The bathroom is fully tiled and fitted with white suite comprising panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin and low level WC. There is a radiator, extractor fan, heated towel rail and obscured double glazed window.



Outside of the property and access from the lounge and steps to the side of the property is a raised decked terrace, facing south, with space for small table, chairs and pots.

The Bakehouse is freehold and connected to all mains services with gas fired central heating.

Council Tax band: B - South Hams District Council.

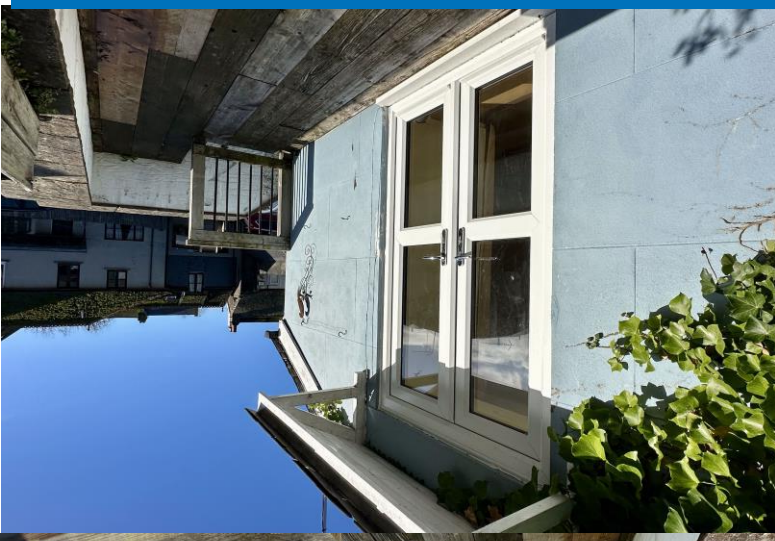
*Our View "A centrally located home offered for sale with no onward chain"*





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	48 E	
1-20	G		

**Energy Efficiency Rating**

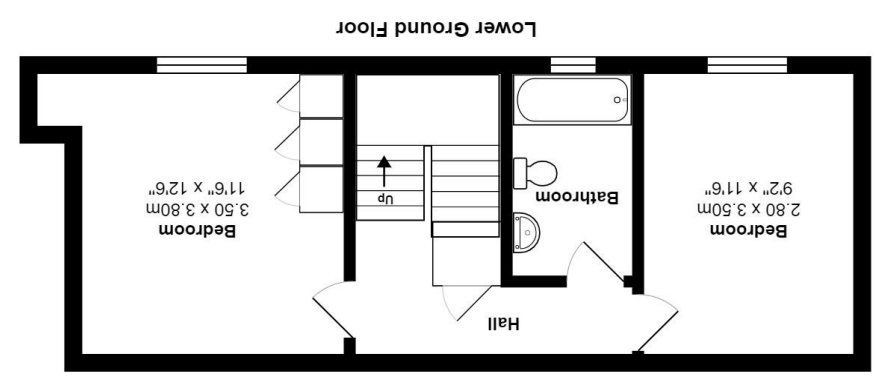
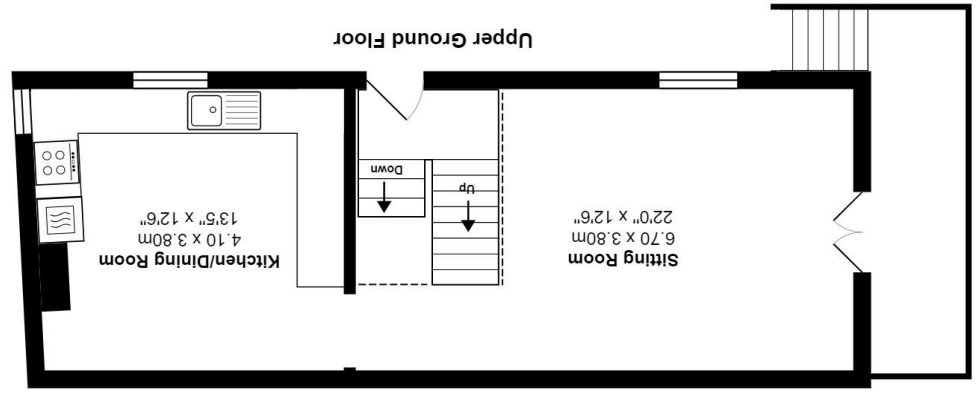


**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



All measurements are approximate and for display purposes only

The Bakehouse, Totnes  
Total Area: 80.9 m<sup>2</sup> ... 871 ft<sup>2</sup>



CAR PARKING AND PERMITTED ACCESS ONLY  
NO RECREATIONAL USE PERMITTED (e.g. Childrens Play Area, Ball Games etc.)



**The Bakehouse, Ticklemore Street, Totnes, Devon, TQ9 5EJ**  
 Ref: DW002454  
**01803 866336**  
**Offers in Excess of £300,000**  
 woodshomes.co.uk