



1 Old Coaching House Mews

1 Old Coaching House Mews, Bridgetown, Totnes, Devon, TQ9 5GU



Totnes: walking distance Exeter: 29.9 miles
Plymouth: 24.3 miles

A charming Grade II Listed terrace property in a convenient location close to the River Dart and Totnes town centre

- Attractive Period Property
- Mid Terrace
- Close to Amenities
- In Need of Refreshment
- 2 Bedrooms
- Courtyard Garden
- Freehold
- Council Tax Band B

Guide Price £250,000



SITUATION

Bridgetown is a popular residential area only a short distance from the centre of Totnes and the banks of the River Dart. Totnes is a bustling Elizabethan market town 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. The A38 Devon expressway is approximately 6.5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

DESCRIPTION

1 Old Coaching House Mews is a charming period property. Once a part of The Old Coaching House, believed to be one of the oldest properties in Bridgetown, the property was separated to create a versatile two-bedroom home. Offering scope for renovation and extension into the attic to create further accommodation with a previous planning permission offering the opportunity to do so. This home would be suitable as a first home or a buy-to-let investment.

ACCOMMODATION

The property is accessed via a shared entrance with one other property from the road. The ground floor offers a traditional layout. To the rear of the first floor is a light and spacious south facing sitting room with an attractive ornate fireplace forming the centre point of the room while double doors open to the courtyard garden. The kitchen is situated to the front of the property with a range of wall and base units with space for

appliances and an outlook across the front of the property, plus space for a dining table.

On the first floor there are two double bedrooms, with the master bedroom situated to the rear with a large window allowing for a wonderful outlook across the town towards the surrounding countryside. The master bedroom enjoys an en-suite shower room comprising a shower, wash basin and WC.

OUTSIDE

To the rear of the property is a south facing courtyard garden.

SERVICES

All mains services connected. Gas fired central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

INVESTMENT OPPORTUNITY

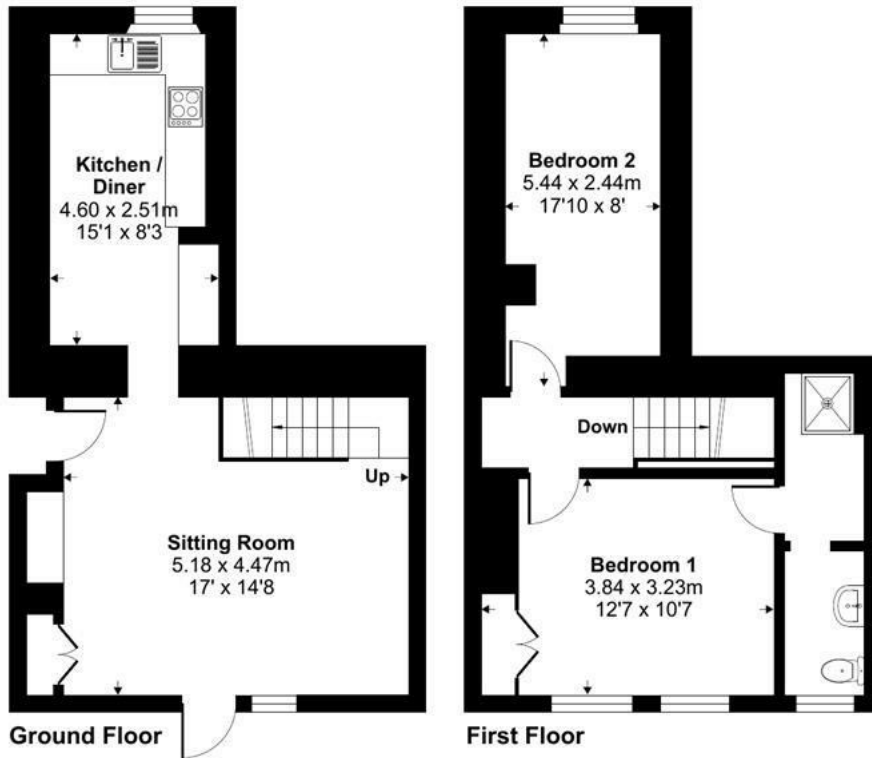
For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

DIRECTIONS

From Totnes head over the bridge into Bridgetown, continue past the Prince Albert Inn where the property can be found on the right hand side before St Johns Church.



Approximate Area = 827 sq ft / 76.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1030449

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Energy Efficiency Rating		Current	Potential
(92-100) A	(85-92) B	(65-85) C	(45-65) D
(81-91)	(71-80)	(55-64)	(35-54)
(70-80)	(55-64)	(45-54)	(35-44)
(55-64)	(45-54)	(35-44)	(25-34)
(45-54)	(35-44)	(25-34)	(15-24)
(35-44)	(25-34)	(15-24)	(10-14)
(15-24)	(10-14)	(5-14)	(0-4)
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		85	65

The Granary, Coronation Road, Totnes, Devon,
TQ9 5GN
01803 865454
totnes@stags.co.uk
stags.co.uk