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391 Totnes Road



391 Totnes Road, Collaton St Mary, Paignton, Devon TQ4 7PW



Goodrington Beach 2 miles, Totnes 4.5 miles, Brixham 5.5 miles

A delightful Grade II listed semi detached cottage in a convenient location close to amenities and the South Devon Coast.

- Attractive Cottage
- 18th Century Property
- No Onward Chain
- Edge of Town Location
- 3 First Floor Bedrooms
- Ample Reception Space
- Off Road Parking
- Courtyard Garden
- Freehold
- Council Tax Band D

Guide Price £280,000

#### SITUATION

The property is situated in Collaton St Mary, a village on the outskirts of Torbay in between the towns of Totnes and Paignton. The village has retained much of its charm and amenities benefitting from a village church, a pub and steak house within The Parkers Arms and bus routes to Paignton, Totnes and Torquay.

Torbay enjoys a wonderful mixture of leisure facilities from water parks and sports clubs through to town centre shopping, but Torbay is most known for its sandy beaches with Goodrington Beach situated just 2 miles from the property. There are train services from Paignton and Torquay providing access to Newton Abbot and Exeter which both sit on the London Paddington mainline railway.

There is a mix of state and independent schooling, most notably situated nearby is Torquay and Churston's Boys and Girls grammar schools within close proximity to the property.

#### DESCRIPTION

391 Totnes Road is a delightful and sympathetically renovated Grade II listed cottage. Set on the outskirts of Torbay, the property retains excellent access to local amenities and the English Riviera's sandy beaches. Having undergone recent renovation, the property is now being offered to market with no onward chain and provides a wonderful opportunity to acquire a characterful home or a versatile investment property.

#### ACCOMODATION

The ground floor features ample reception space set between a charming sitting room and a spacious kitchen/dining room with period features running through including exposed beams. The charming sitting room provides a wonderful reception space with a wooden window seat and centre point wood burning stove set a loft a slate hearth.

The kitchen/dining room showcases attractive tiled flooring throughout with a range of wall and base white 'shaker' style units incorporated with traditional farmhouse style wooden worktops with an inset sink; there is a range of fitted appliances some of which to note include an electric oven, gas hob and dishwasher. Towards the rear of the ground floor is a separate utility cupboard and shower room comprising a shower, wash basin and WC. In addition, there is a separate family bathroom consisting of a separate shower and bath, wash basin and WC.

The first-floor features three bedrooms, two of which double in size, with the master bedroom situated to the front of the property enjoying an

aspect across the village with appropriate built in storage. From the landing is access to the loft.

#### OUTSIDE

To the front of the property is a parking space for one car.

At the rear of the property is a West facing raised courtyard garden suitable for outdoor seating and dining, while a pergola with a seating area is nestled into the corner of the plot.

#### SERVICES

All mains services connected.

#### LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon TQ1 3DR. Tel: 01803 201201 E-mail: fss@torbay.gov.uk

#### AGENTS NOTE

The property is accessed by a privately owned lane, 391 Totnes Road owns a section of the lane in front of the property which they are responsible for and the neighbouring properties have a right of access over. For more information, please contact the agent.

#### INVESTMENT OPPORTUNITY

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

#### VIEWINGS

Strictly by appointment through the agents please 01803 865454.

#### DIRECTIONS

From Totnes proceed on the A385 towards Paignton for 4 miles passing Devon Hills holiday park, upon approaching the village turn right onto the private drive where the property can be found as the first on the right.

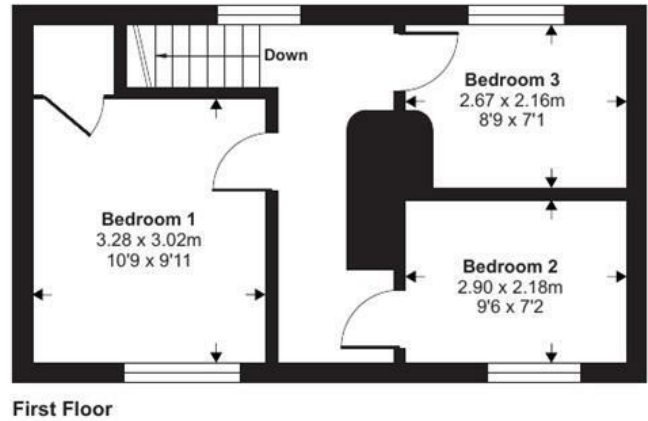
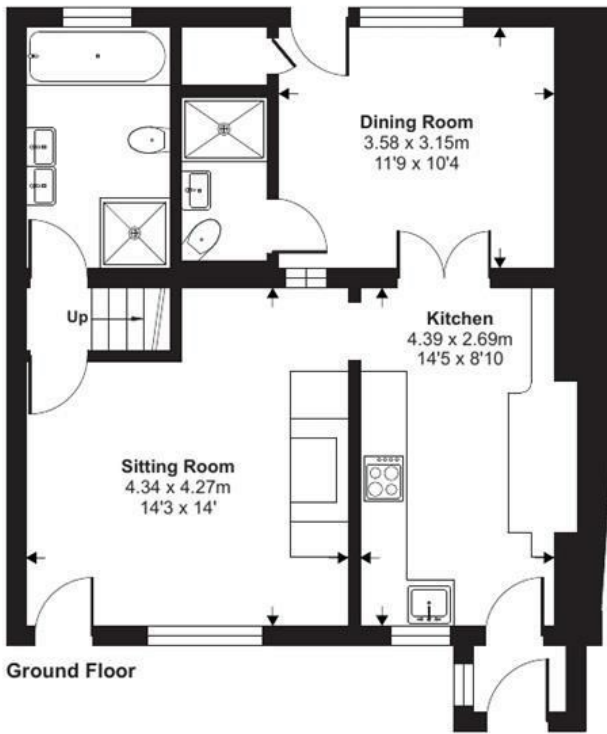
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Approximate Area = 973 sq ft / 90.3 sq m  
For identification only - Not to scale

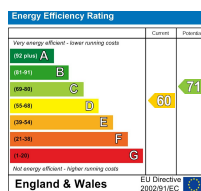


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1069329

These particulars are a guide only and should not be relied upon for any purpose.

The Granary, Coronation Road, Totnes, Devon,  
TQ9 5GN

01803 865454  
totnes@stags.co.uk



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