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2 Castle View Terrace



Newton Abbot 8 miles; Kingsbridge 13 miles; Dartmouth 18 miles; Plymouth 23 miles; Exeter 29 miles;

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## Charming 3-bedroom terrace home with courtyard garden and private decking in excellent location

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- No onward chain
- Prime location near Totnes centre
- Character-filled residence
- Spacious rooms with feature fireplaces
- Rear courtyard with covered space
- Private decking with panoramic views
- Easy access to major transport links
- Nearby schools, shops and pubs
- Freehold
- Council tax band C

Guide Price £365,000

### SITUATION

Castle View Terrace is only a short distance from the banks of the River Dart and town centre of Totnes, 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 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

2 Castle View Terrace presents a character-filled residence featuring exposed fireplaces, high ceilings and large windows. While it has undergone recent improvements, this property offers a canvas for a buyer to put their personal touch and make it their own.

### ACCOMMODATION

Entry into the inner vestibule, providing a welcoming space for coats, and through the stained glass door into the inner hall. The sitting room boasts front-facing double glazed windows, a feature fireplace, and built-in cupboards. Overlooking the rear courtyard, the dining room features a tiled fireplace and full-height cupboards. The kitchen offers practicality with undercounter and wall-mounted units, overlooking the courtyard.

Ascend to the first floor to a spacious landing leading to a well-appointed bathroom, featuring a relaxing bath with a mixer tap shower. Adjacent, discover

three inviting bedrooms, each with its own unique character. In particular, bedroom two offers a peaceful rear aspect, with views extending across the decking and the verdant meadow towards the Castle.

### OUTSIDE

A pedestrian pathway leads you along the front of the terrace, guiding you up steps to the welcoming front entrance. A spacious paved area offers the perfect setting for outdoor seating or showcasing vibrant plant pots.

The rear courtyard accessed from the kitchen, provides a versatile space with a partially covered area ideal for storage or bicycles. With ample room for outdoor dining, it sets the stage for memorable gatherings with family and friends.

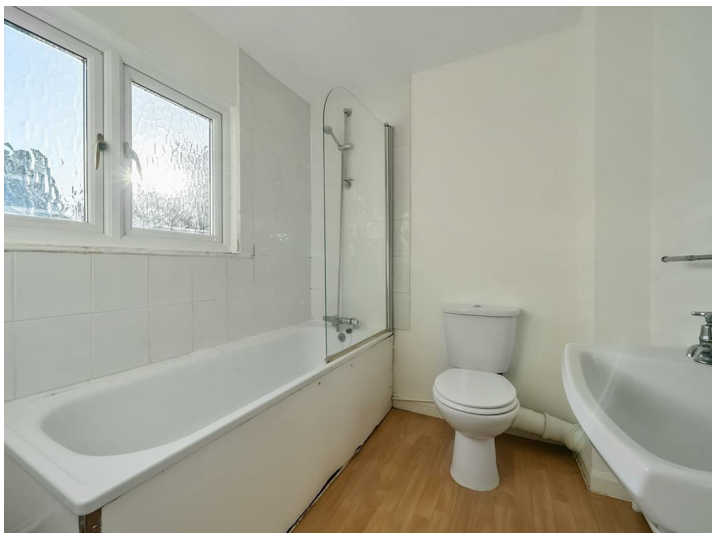
Beyond the courtyard, gated access reveals a hidden gem; an expansive private decking arranged over two levels. This elevated vantage point commands excellent views of the town, meadows, and the iconic Castle.

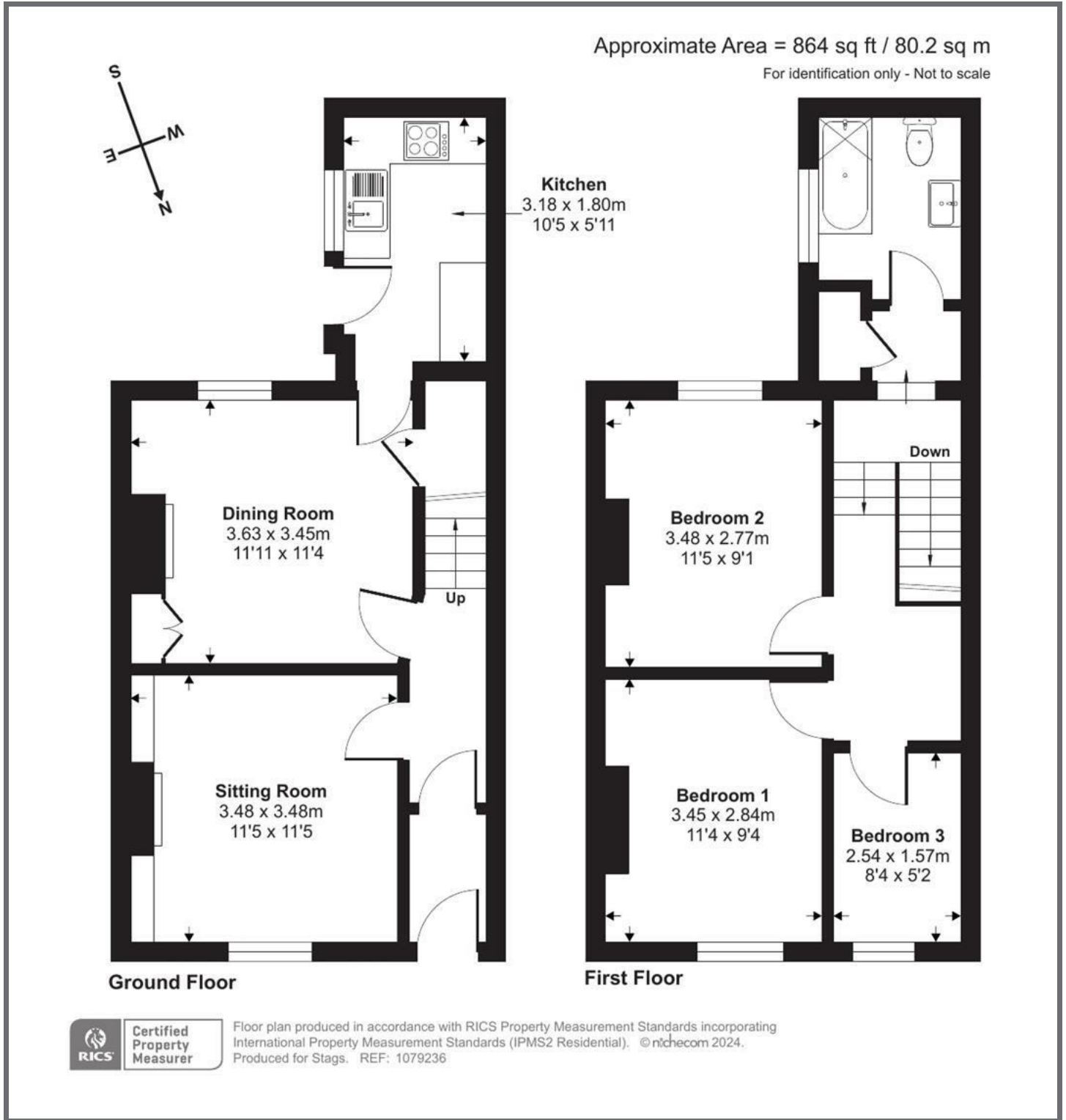
### SERVICES

Mains electricity, mains water, mains gas, mains drainage. Heating is by gas Baxi combi boiler.

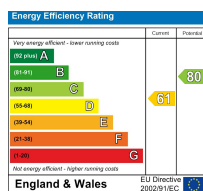
### DIRECTIONS

From the Stags Totnes office, head towards Dartington passing Morrisons Petrol Station on the left-hand side. Just before the railway bridge, turn left onto Castle Street and then right onto Castle View Terrace.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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