



Priory Cottage

Priory Cottage, 4 North Street, Totnes, Devon, TQ9 5NZ



A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

Charming 2-Bedroom period cottage with courtyard garden and off-street parking located in the heart of Totnes

- No onward chain
- Character-filled cottage
- Open plan living space
- Low maintenance courtyard garden
- Two comfortable double bedrooms
- Off-street parking
- Walking distance to Totnes' bustling amenities
- Easy access to major transport links
- Currently run as a successful holiday let
- Freehold

Guide Price £350,000

SITUATION

The property is only a short distance from the 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

Priory Cottage, currently run as a successful holiday let, offers quintessential charm with modern convenience. This delightful 2-bedroom period cottage boasts character features alongside a low maintenance courtyard garden and off-street parking. Perfectly situated, it provides easy access to Totnes' vibrant amenities and excellent transport links.

ACCOMMODATION

Step into the inviting ambiance of Priory Cottage, where the fitted kitchen greets you with its practicality and style. Equipped with a halogen hob, electric oven, and dishwasher and space for a fridge / freezer and washing machine, it seamlessly combines functionality with elegance. Wooden flooring leads you into the cosy living area, tastefully adorned and offering ample space for both relaxation and dining.

Ascending the stairs, you'll find two comfortable double bedrooms, each

offering charming town views. The bathroom is well fitted with a bath and integral shower, hand wash basin and wc.

OUTSIDE

Outside lies a private and secluded courtyard garden, adorned with paved slabs for easy maintenance. This tranquil outdoor space offers the perfect setting for al fresco dining or simply unwinding.

A convenient garden gate provides access to a single parking space.

SERVICES

All mains services connected. Gas fired central heating. Ultrafast and major mobile networks available.

DIRECTIONS

Proceeding on foot from the Stags Totnes office, along Coronation Road to the roundabout and turn right onto Fore Street. Proceed up this road onto the High Street and turn right onto Castle Street. Continue along this road before turning right onto North Street, the property can be found a short distance along on the left hand side.

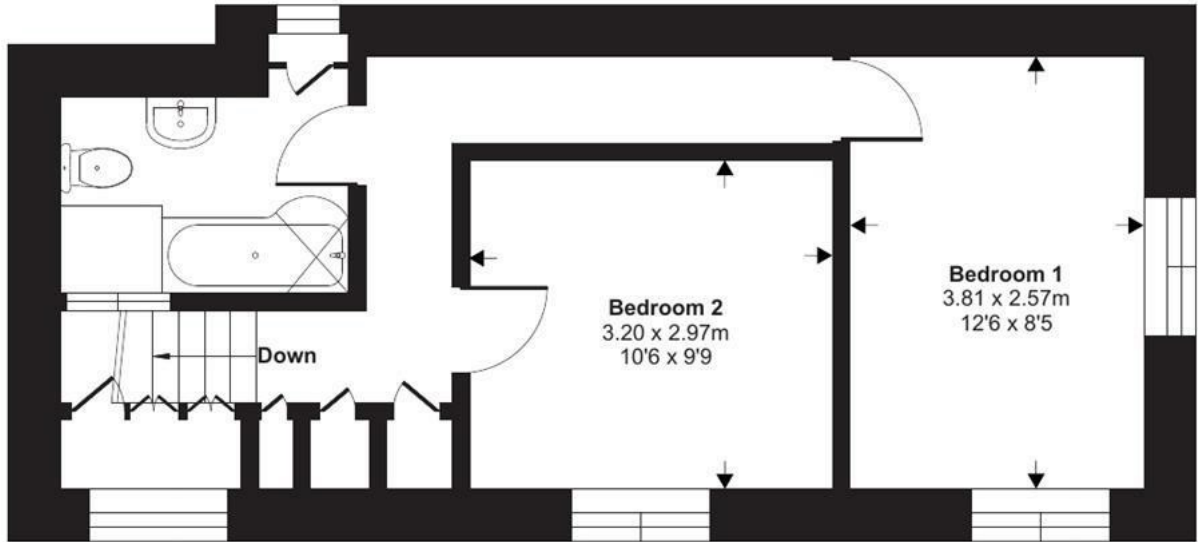
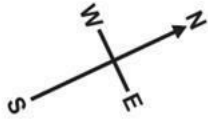
INVESTMENT OPPORTUNITY

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

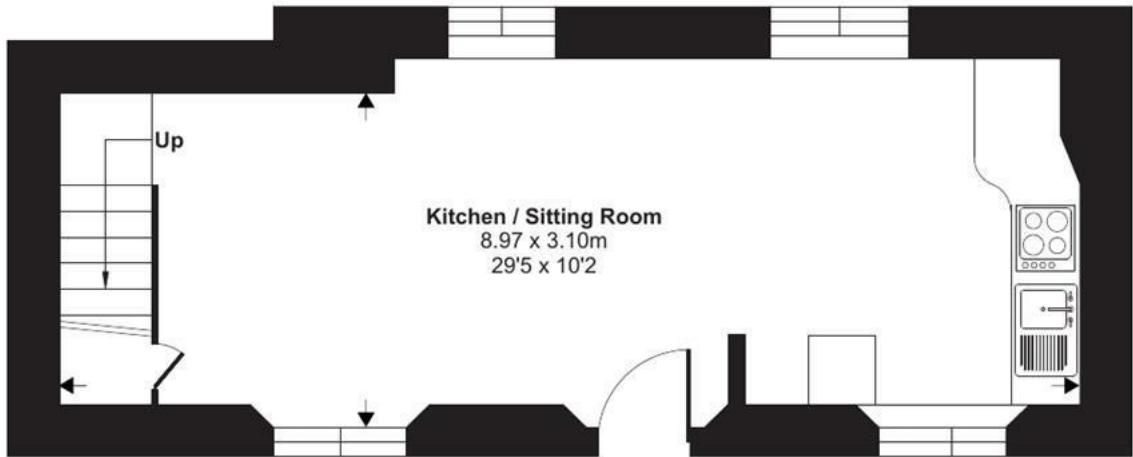


Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1112607

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		79
(69-80) C	(55-68) D	46	
(50-68) E	(35-54) F		
(1-49) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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