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The Dell



Exeter 26 miles, Plymouth 19 miles,  
Newton Abbot 7 miles

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Charming Grade II Listed cottage  
with parking situated in a tucked  
away location close to Totnes  
town centre

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- Grade II listed historic cottage
- Reverse level accommodation layout
- Open-plan living and kitchen area
- Two spacious, well-lit bedrooms
- Modern, well-appointed bathroom
- Reserved private parking space
- Walking distance to Totnes town centre
- Easy access to major transport links
- Freehold
- Council tax band B

Guide Price £270,000

### 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

The Dell is a delightful Grade II listed cottage offering reverse level accommodation. Located in a tranquil setting yet within easy walking distance of Totnes' vibrant town centre, this property combines historical charm with modern convenience. Featuring an open-plan living area, two spacious bedrooms, and a well-appointed bathroom, it's an ideal retreat for those seeking a blend of character and comfort.

### ACCOMMODATION

As you enter The Dell, the front door opens into a spacious and inviting open-plan sitting and dining room, complete with a cosy wood burner, perfect for relaxing evenings. This area is well-lit by a large sash window and a conservation rooflight, enhancing the sense of space and light. The kitchen is an extension of this living area, fitted with modern appliances, including a 4-ring hob, electric oven, extractor fan, fridge/freezer, and washer/dryer.

Descending to the lower ground floor, you'll find two generously sized bedrooms. The master bedroom features a sash window with a charming window seat, while the second bedroom includes a large under stairs storage cupboard. The bathroom is well-proportioned and showcases a large double walk in shower.

### OUTSIDE

The property includes a reserved parking space, a valuable asset in this popular town and accessed via a private driveway, ensuring peace and privacy while still being close to the amenities of Totnes.

### SERVICES

Mains electricity, gas water and drainage. Superfast broadband and major mobile network providers available.

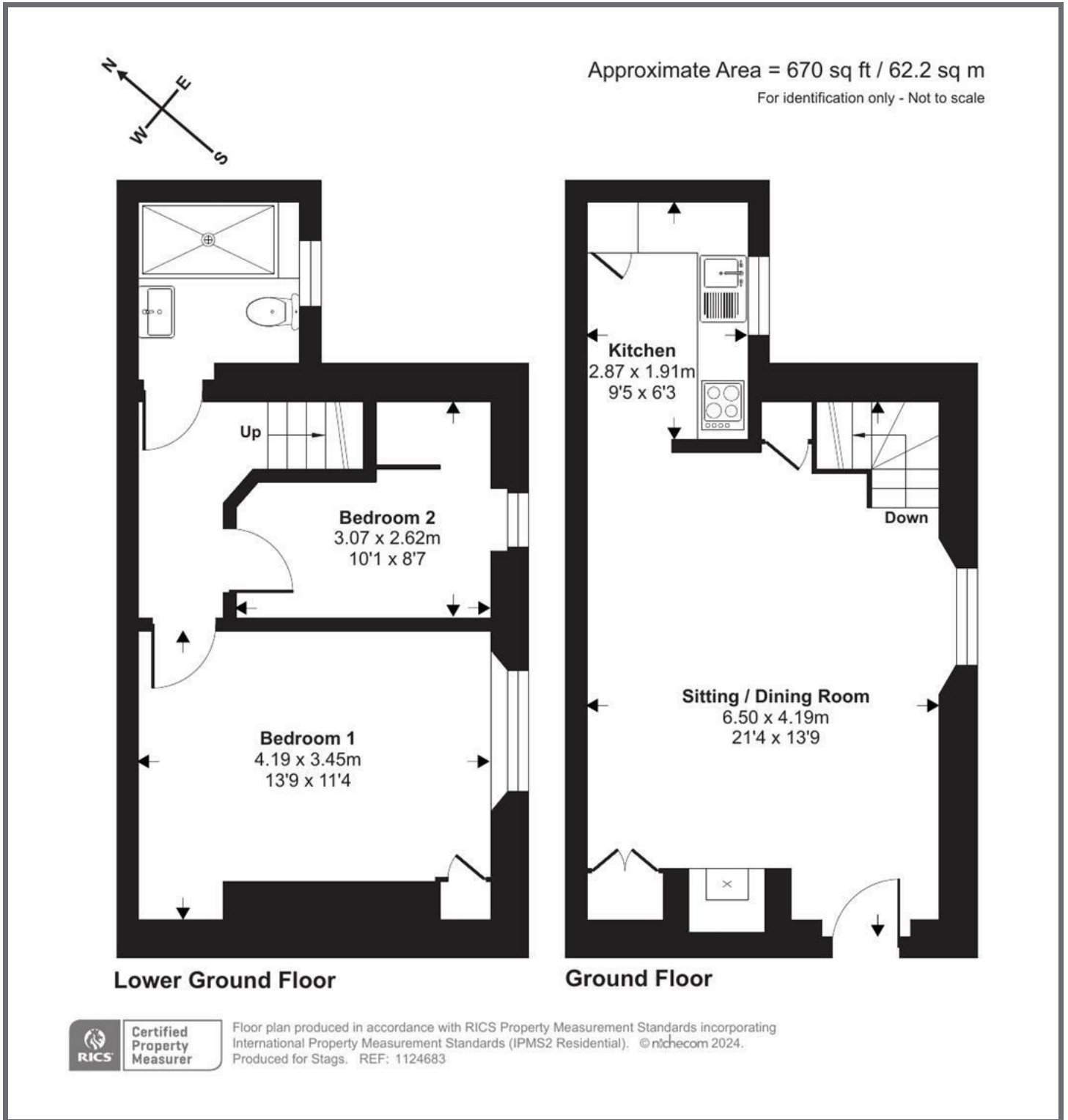
### INVESTMENT

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

### DIRECTIONS

From the town centre, proceed up the A381 Kingsbridge Hill, turning right at the traffic lights into Plymouth Road. Immediately upon turning into Plymouth Road, there is a private driveway called Windeatts Drive on the left which services a number of properties. The Dell is located on the right hand side at the end of this private drive and is accessed via a right of way over a private driveway which also incorporates a reserved parking space.





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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(45-48) G	(1-44) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		87	58

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