



1 Moorashes, Totnes, Devon TQ9 5TN

A charming mid terrace Grade II Listed cottage a short walk from Totnes town centre, great as a first home or buy-to-let investment.

Totnes (train station): 0.5 miles, Goodrington Beach: 6.25 miles, Plymouth: 26 miles.

- Close to Local Amenities
- Investment Opportunity
- No Onward Chain
- Well Presented Accommodation
- 2 Double Bedrooms
- Courtyard Garden
- Freehold
- Council Tax Band: C

Guide Price £300,000

01803 865454 | totnes@stags.co.uk



SITUATION

The property is only a stone's throw 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 an indoor swimming pool, cinema and boating opportunities on the River Dart.

The town has attracted widespread praise for its high street, with a wide variety of independent shops, bakeries and cafes while also featuring in the "Top 250 Places to Live" by publication website 'Muddy Stiletto's'.

The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter, Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes. Within close proximity is the rugged south Devon coastline along with Torbay's sandy beaches and the pretty coastal town of Dartmouth.

DESCRIPTION

1 Moorashes is a versatile and well presented terraced house in the heart of Totnes. Set within a row of charming Grade II listed cottages, the property is accessed via a quaint pedestrian walkway with access to the town centre achievable in a matter of minutes.

Comprising ample reception space across its ground floor with a sitting room featuring tiled flooring, double doors to the garden and a gas fireplace. To the rear of the ground floor is a kitchen, fitted with a range of wooden base units with a built in gas oven and hob and space for further appliances.

The first floor features the property's two bedrooms, the master bedroom enjoys a dual aspect to the front and rear of the property while showcasing wooden floorboards and a decorative fireplace with a wooden mantelpiece. The guest bedroom is to the rear of the property with an outlook over the garden. There is a separate WC and shower room accessed from the first floor landing as well as a storage cupboard housing the boiler.



OUTSIDE

To the rear of the property is a charming south facing courtyard, with ample space for outdoor seating or dining. Towards the rear of the garden is a charming flower bed, providing plenty of scope for bedding plants to provide a wealth of colour. Running through the garden is a brook In addition, there is a storage shed providing ample exterior storage.

SERVICES

All mains services connected. Ofcom advises that there is ultrafast broadband available to the property and limited mobile service from the major providers.

INVESTMENT OPPORTUNITY

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

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.

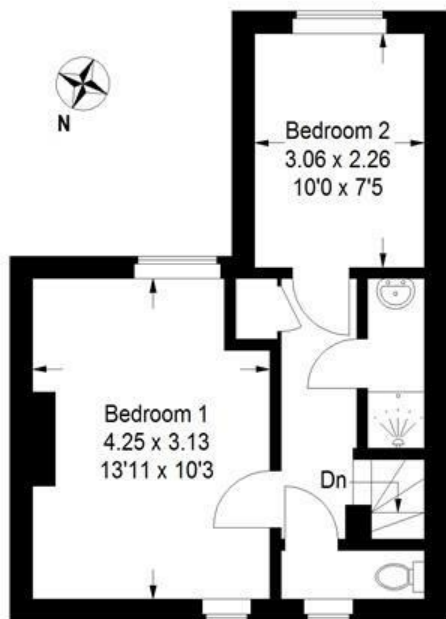
DIRECTIONS

The property is a short and easy walk from the bottom of Fore Street. From Fore Street, turn left by the Library through to Victoria Street. Turn right at the end of this lane and the Moorashes sign is ahead of you, turn left and right to access the pathway to the front doors.

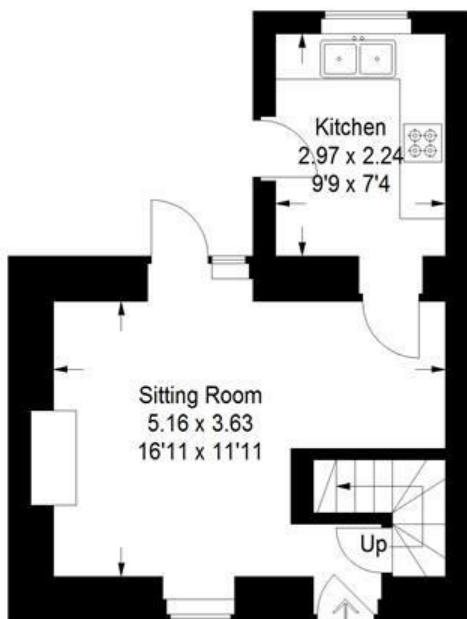
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Approximate Gross Internal Area
55.6 sq m / 599 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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