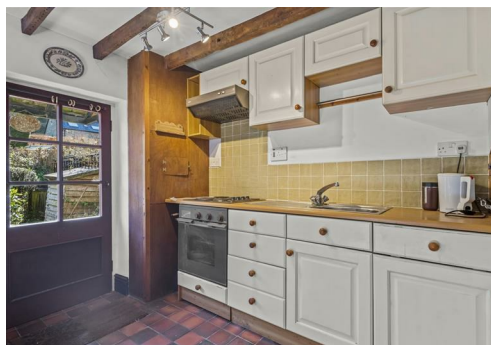




Bank Cottage

Bank Cottage, 6 Bridge Terrace, Tuckenhay, Totnes, TQ9 7EH



Totnes 4.2 miles; Dartmouth 9.4 miles;
Exeter 32.8 miles

A charming riverside cottage in the heart of Tuckenhay with parking

- Idyllic riverside village location
- Charming period features throughout
- Cosy living room with feature fireplace
- Well-appointed kitchen with character
- Two bright and airy bedrooms
- Pretty garden overlooking stream
- Scenic countryside and river walks nearby
- Off-street parking
- Freehold
- Council tax band C

Guide Price £265,000



SITUATION

Bank Cottage is situated within the charming and popular village of Tuckenhay enjoying two public houses, The Maltsters Arms and The Watermans Arms, and frontage onto Bow Creek. The village of Ashprington is approximately $\frac{3}{4}$ of a mile, boasting a strong community centred around a superb 15th Century church and an excellent inn, The Durant Arms.

The historic Elizabethan town of Totnes is approximately 3 miles away and is a bustling and thriving market town that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. There is a main line railway station in Totnes that allows access to London in a little over 3 hours.

DESCRIPTION

This charming period home, offers a blend of character features and modern comforts. Set in an enviable location within this idyllic waterside village, the property enjoys stunning surroundings while remaining within easy reach of Totnes. With its attractive stone façade, cosy interiors, and close proximity to the River Dart, this is a wonderful opportunity for those seeking a tranquil retreat or an investment in an area of outstanding natural beauty.

ACCOMMODATION

Upon entering, you are welcomed into a warm and inviting living space, where exposed beams and a feature fireplace create a cosy and traditional feel. The living room flows seamlessly into the kitchen, which is well-appointed with fitted cabinetry, a butler sink, and space

for appliances, all designed to complement the cottage's character.

Upstairs, there are two well-proportioned bedrooms, both offering delightful views of the surrounding countryside and village. The principal bedroom enjoys ample natural light, while the second bedroom makes for a comfortable guest room or home office. The family bathroom is tastefully finished with a modern suite.

OUTSIDE

To the front there is a pretty garden and to the roadside entrance private off road parking.

SERVICES

Mains electricity, water, and drainage.
Electric heating.

The property is in Flood Zone 3 but has only experienced flooding once in 1999. Since then, the riverbed has been raised.

According to Ofcom, superfast broadband available and only indoor mobile coverage available.

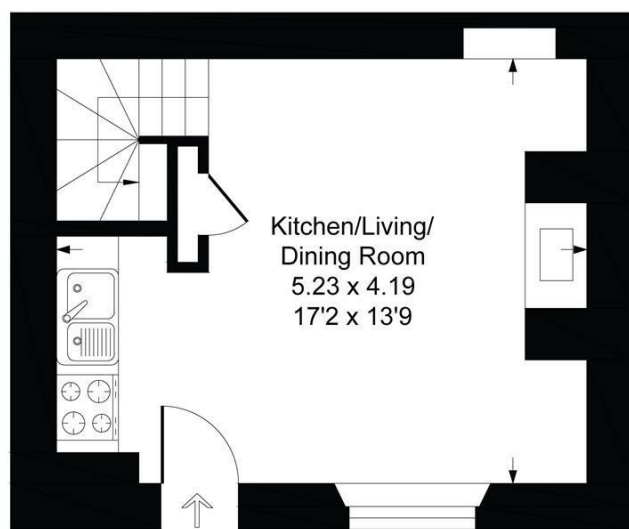
DIRECTIONS

From Totnes, take the A381 towards Kingsbridge, turning left at Ashprington. Continue through the village, following signs to Tuckenhay. Upon entering the village, Bank Cottage is located along Bridge Terrace.

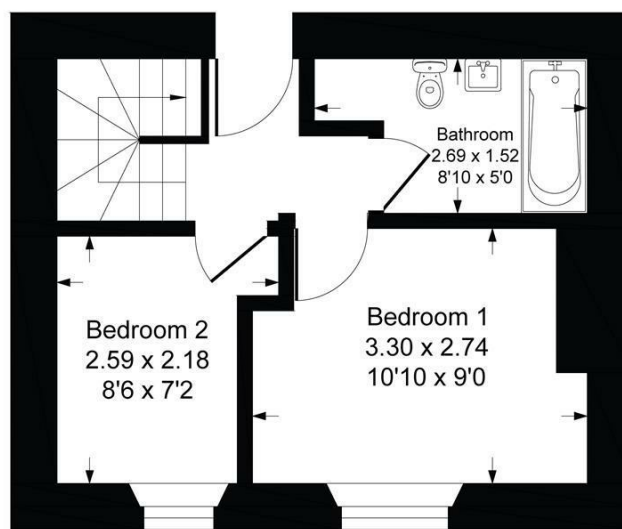


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Approximate Gross Internal Floor Area = 43.8 sq m / 472 sq ft



Ground Floor



First Floor

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

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		79
(81-91) B		
(69-80) C		30
(55-68) D		
(39-54) E		
(21-38) F		12
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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