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2 St Dominics

2 St Dominics, South Street, Totnes, Devon, TQ9 5DZ



Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

## Stylish two-bedroom home with parking in the heart of Totnes

- No onward chain
- Central Totnes location
- Stylish former chapel conversion
- Two generous double bedrooms
- Bright and spacious living room
- Private courtyard
- Allocated parking
- Ideal main home or second base
- Freehold
- Council tax band C

Guide Price £395,000

### SITUATION

South Street remains one of the most popular town centre roads in Totnes affording to its historic features and easy access to the town centre amenities. Totnes is a bustling and historic market town, full of colour, character, and charm. Widely regarded as one of Devon's hidden gems, it enjoys a rich cultural, historical, and archaeological heritage, which is reflected in its vibrant high street, architecture, and community spirit. The town offers an excellent range of independent shops, galleries, cafés, restaurants, and recreational facilities, along with weekly markets and a strong artistic scene.

Totnes is exceptionally well connected. The town has a mainline railway station with direct services to London Paddington, and the A38 Devon Expressway is approximately 6 miles away, providing quick access to Exeter, Plymouth, and the wider national road network. Its superb connectivity, combined with an engaging lifestyle and stunning surrounding countryside, makes Totnes one of the most desirable towns in the South West.

### DESCRIPTION

2 St Dominics is a charming former chapel, thoughtfully converted to create a light and spacious two-bedroom home in a prime town centre location. Situated just off South Street, the property enjoys peace and privacy while being only moments from the vibrant High Street.

Immaculately presented throughout, the accommodation is both stylish and practical, with a large sitting room, contemporary kitchen/dining room, two double bedrooms, and a well-appointed bathroom. The home also benefits from private parking and a courtyard, making it an ideal main residence or 'lock up and leave' retreat.

### ACCOMMODATION

The front door opens into a smartly tiled porch, offering space for shoes and coats. From here, a sliding door leads into the bright and airy living room, which in turn connects seamlessly with the spacious kitchen/dining room. The kitchen is fitted with soft-close units, a ceramic sink, and integrated appliances including a gas hob, electric oven, fridge/freezer, and dishwasher. There is also space for a washing machine and tumble dryer, while the dining area is set beneath a charming leaded window, offering a lovely spot for entertaining.

Upstairs, the first-floor landing is flooded with light via a Velux window. There are two generous double bedrooms, both featuring dormer and Velux windows, built-in wardrobes, and views towards the surrounding countryside. A stylish bathroom with a separate shower and an airing cupboard housing the gas boiler completes the first floor.

### OUTSIDE

The property benefits from a private parking space to the front, which can accommodate two smaller vehicles in tandem. A front terrace enjoys the morning sun, while a gated courtyard to the side provides a private outdoor area ideal for storage.

### SERVICES

All mains services connected. Gas fired central heating. According to Ofcom, ultrafast and likely mobile coverage available.

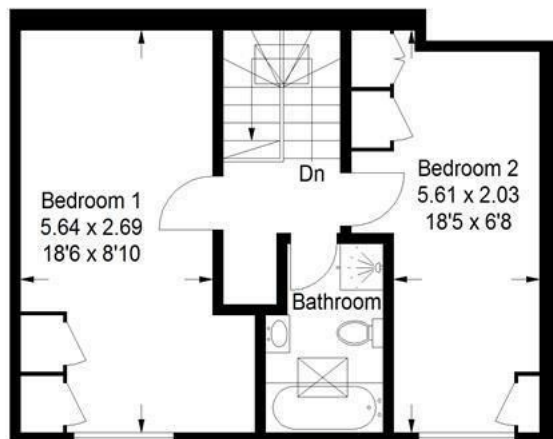
### DIRECTIONS

From the Stags office head towards the Seven Stars hotel turning right onto Fore Street. Proceed up Fore Street taking a left turn onto South Street just before the historic archway. Continue along South Street where you will find 2 St. Dominics on the left on the bend.

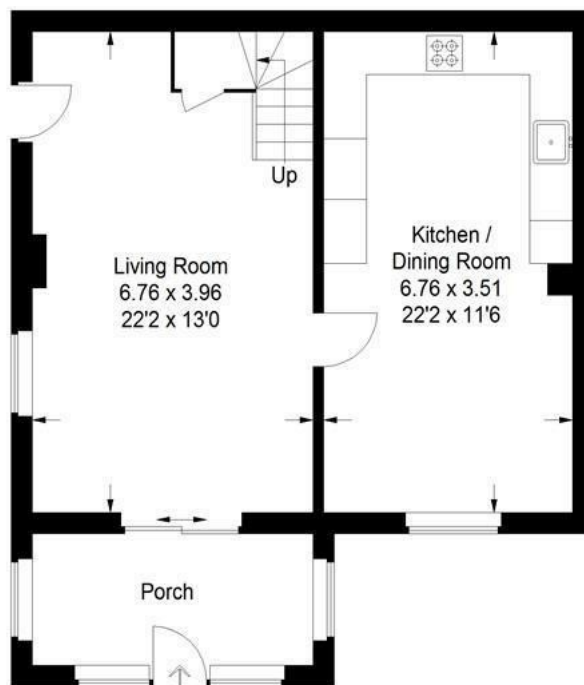




Approximate Gross Internal Area  
100.9 sq m / 1086 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,  
measurements are approximate,  
not to scale. FloorplansUsketch.com © 2020 (ID699065)

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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		65
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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