



 Luscombe Maye  
Since 1873

52 New Walk, Totnes, Devon TQ9 5WE  
Guide Price £365,000



# Full Description

## SITUATION

This property is situated a stones throw from the beautiful River Dart, the town centre and the stunning coastal path. The unique and charming market town of Totnes sits above the River Dart in the heart of the South Hams. The town is one of Devon's gems, the birthplace of the Transition Town movement in England and nominated in British Airways' HighLife magazine as one of the world's top ten funky towns. Full of colour and character, its atmosphere is cosmopolitan with a West Country flavour and those looking for history, alternative therapies and beautiful countryside will find it in and around Totnes. The town is said to have more listed buildings per head of the population than anywhere else in Britain. With a twice-a-week market and full of small independent shops, it's well-known for ethical products, wholefoods and fair trade goods. It is the second oldest borough in England, with an ancient Guildhall and Church, a Norman Castle and its North and East Gates. There is a well-regarded community college and a mainline railway station and Dartmoor, the South Hams and many of its fine beaches are within easy reach.

## DESCRIPTION

Opportunity to acquire this well presented home, which enjoys a much sought after position in the heart of Totnes. The property offers generous and flexible accommodation and is well presented throughout. The accommodation briefly comprises of living room, kitchen/diner on the ground floor and on the first floor there are two double bedrooms and family bathroom.

Outside: To the rear of the property there is an enclosed courtyard garden. There is a private car park where there is one allocated owners parking space and visitors parking.

## SERVICES

Mains electricity, water and drainage. Electric heating.

## TENURE

Freehold

## VIEWINGS

Viewing strictly by appointment with Luscombe Maye.

## LOCAL AUTHORITY

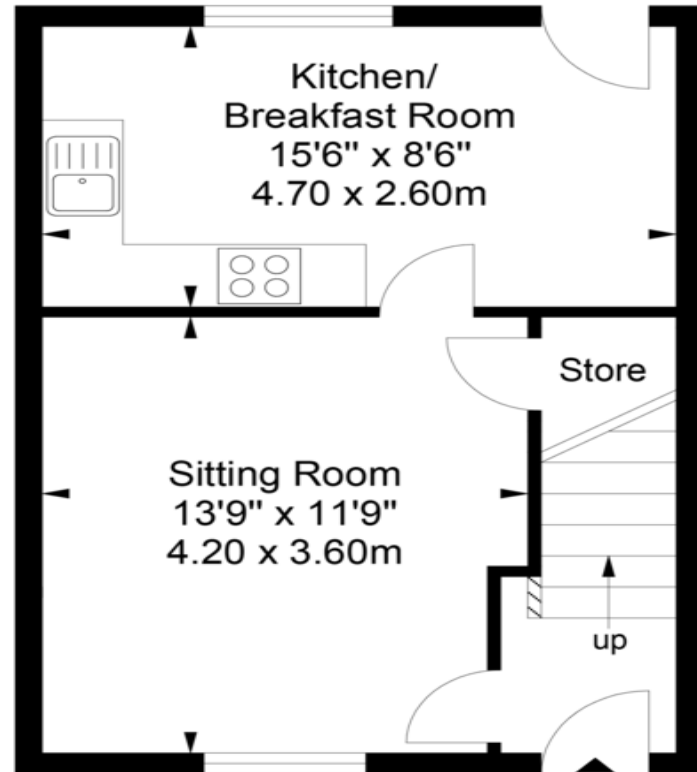
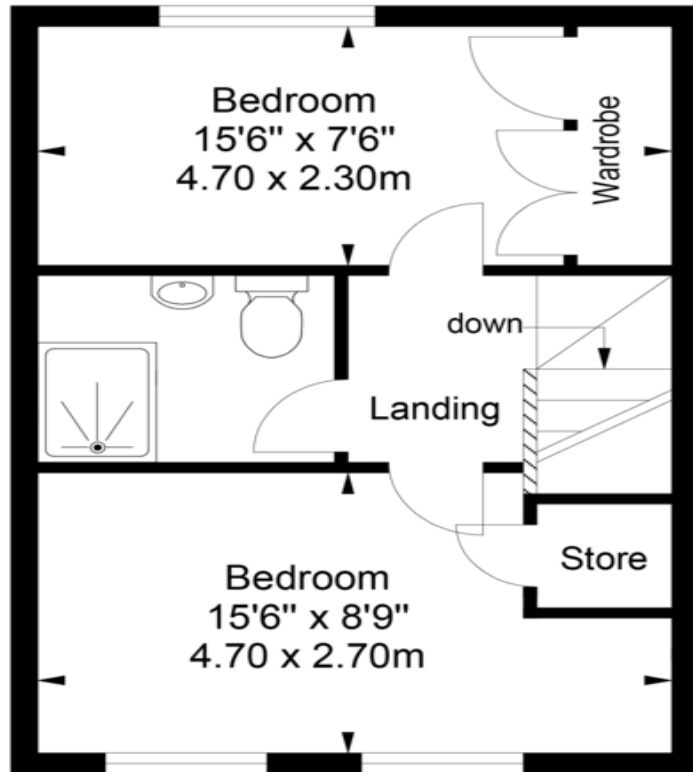
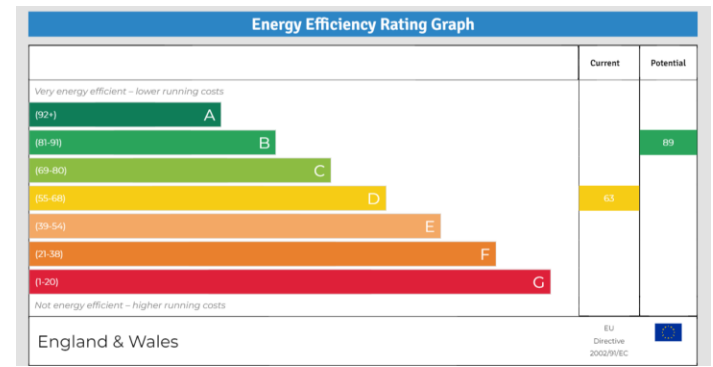
South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. [www.southhams.com](http://www.southhams.com).

## DIRECTIONS

What3Words - [joke.stems.chop](https://www.what3words.com/joke.stems.chop)

## LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.



**Approximate Gross Internal Area = 65.77 sqm / 708 sq ft**  
**NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.**

01803 869920

[www.luscombemaye.com](http://www.luscombemaye.com)

[Totnes@luscombemaye.com](mailto:Totnes@luscombemaye.com)

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