



Luscombe Maye

Since 1873

**New Walk, Totnes**  
Guide Price £360,000

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## 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.

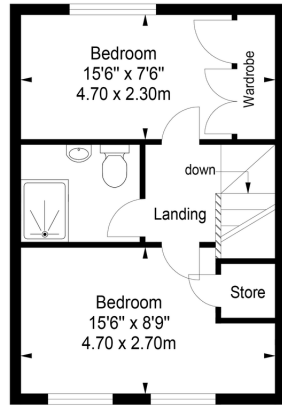
## TENURE

Freehold

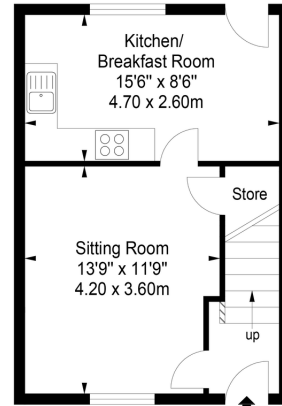
## LOCAL AUTHORITY

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





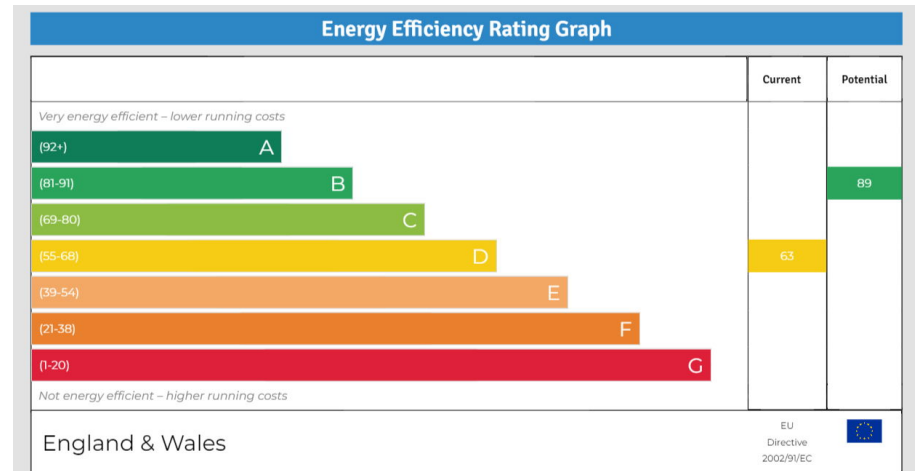
First Floor



Ground Floor

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

- Mid Terrace House
- Kitchen/Diner
- Family Bathroom
- Visitors Parking
- Living Room
- Two Double Bedrooms
- Private Parking
- Highly Sought After Location



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.