



Luscombe Maye

Since 1873

Steamer Quay Road, Totnes

Guide Price £695,000

2 2 1



DESCRIPTION

Luscombe Maye are delighted to bring to market Driftwood Cottage, a spacious two bedroom waterside house with patio and balcony overlooking the River Dart to Vire Island. Driftwood Cottage offers a great opportunity for a perspective buyer to modernise and extend (STPP) a property in a very sought after location.

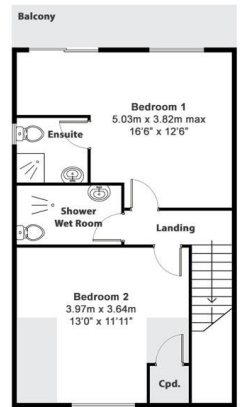
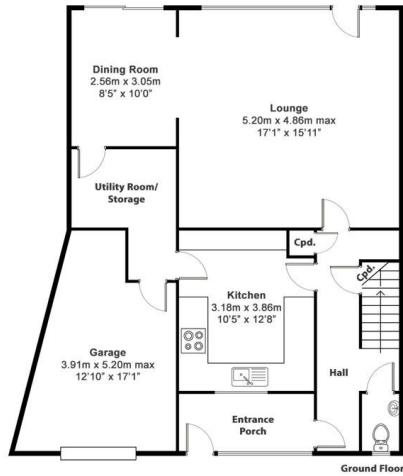
Upon entering the property, a large tiled porch leads into the hallway which provides access to the downstairs accommodation.

The open plan living/ dining room is framed by beautiful outlooks over the River Dart with sliding doors opening onto the patio, perfect for entertaining or soaking up the evening sun. The kitchen comprises matching floor to wall units, sink with drainer, space for dishwasher and oven with ample storage available. From the kitchen the utility room can be found with space for washing machine and tumble dryer with a sink and further cupboards. The dining room area can be accessed from here and a separate WC completes the groundfloor.

Ascending the stairs, the light and airy master bedroom benefits from a balcony overlooking Vire Island and a three piece ensuite bathroom. The second bedroom is also generous in size with ample storage space available. A wet room with WC, hand basin and walk-in shower area can be found from the landing.

Approaching the property, the driveway allows space for ample cars with the garage offering additional storage. The front patio is currently bordered with mature shrubs and trees.





Ground Floor
83.26m² (896 ft²)

First Floor
42.36m² (456 ft²)

Total Floor Area
125.62m² (1352 ft²)

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

- No Forward Chain
- Opportunity to Modernise & Extend STPP
- Driveway Parking
- Two Bedrooms
- Utility Room
- Waterside Property
- Highly Sought After Location
- Patio & Balcony
- Garage



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.