



Luscombe Maye

Since 1873

Moorashes, Totnes TQ9 5TN

Guide Price £295,000

1 1 2



DESCRIPTION

Luscombe Maye are delighted to bring to market this well presented one bedroom grade II listed cottage. The accommodation comprised of a large open plan kitchen, living and dining space downstairs and a large double bedroom and shower room upstairs. The kitchen was installed just a couple of years ago and is well fitted with wall and base units with underlighting. The living space is great size, with new flooring and a wood burner as a main focal point. The dining room has wooden flooring and large skylight windows making it very light, its also open to the kitchen living room giving a great feel of connectivity. The master bedroom is similarly a brilliant size and has great character with a feature fireplace and original windows and doors. The bedroom also benefits from a walk in wardrobe which is currently being used as a home office, and extra built in storage. The three piece shower room has been fitted to a high spec with a double shower, toilet and hand basin and new flooring. Outside - To the rear there is a well established south facing garden. A patio at the top of the garden is a great space to have a BBQ and outside seating, further down the garden is mainly laid to lawn. Establishes grape vines climb throughout the garden as well as other mature shrubs and a small stream that runs through the lawned part of the garden. Additionally there is a store room and at the end of the garden there is access onto the road St Catherine's Way.

SERVICES

All mains services connected

TENURE

Freehold

VIEWINGS

Viewing strictly by appointment with Luscombe Maye

LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes
TQ9 5NE Council Tax Band B

DIRECTIONS

What3Words - parting.slope.gravitare



11 Moorashes, Totnes, TQ9 5TN

Approximate Gross Internal Floor Area = 53.14 sq m / 572.07 sq ft

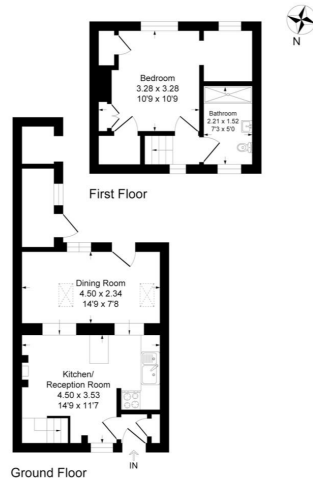
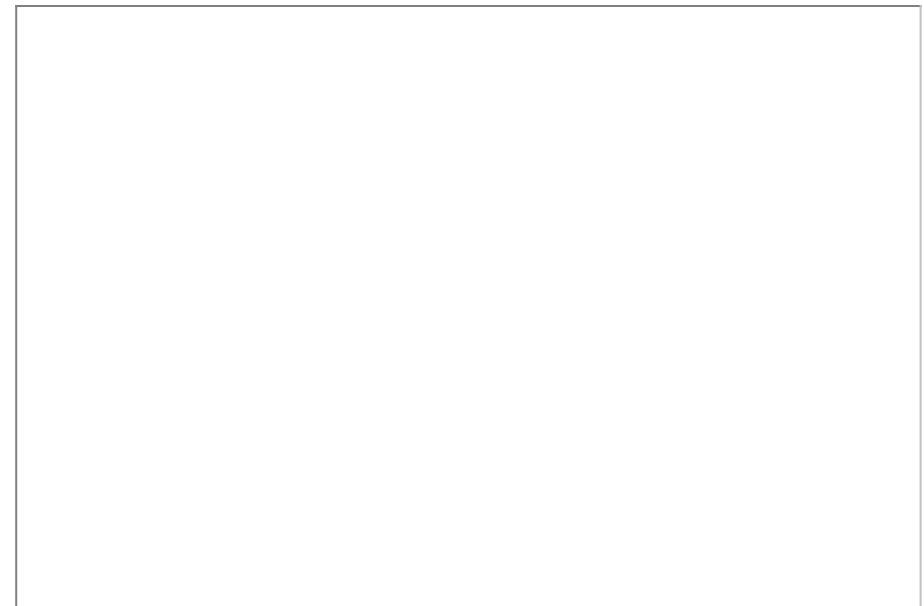


Illustration for identification purposes only, measurements are approximate, not to scale.

- One Bedroom Cottage
- Town Centre Location
- Recently Refurbished
- Open Plan Living
- Original Features Throughout
- South Facing Garden
- Grade II Listed



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.



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