



 Luscombe Maye
Since 1873

3 Orchard Terrace, Totnes, TQ9 53Y
Guide Price £325,000



Full Description

SITUATION

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

Lavender Cottage is a charming Grade II listed cottage located on an elevated position, within walking distance to Totnes town centre. The cottage has been modernised whilst retaining the original charm and character features. A solid wooden door opens to the hallway with a door to the living room. The living room has plenty of appeal with original tiled floor, exposed stonework and original fireplace surround. A few steps lead to the modern kitchen with gas hob, electric oven and under stairs storage for a washing machine. On the first floor are two bedrooms: the front bedroom has a fireplace and far reaching views towards the centre of Totnes. The second bedroom has a door to the rear garden. The modern bathroom has a sky light and comprises a white suite: hand basin, w.c and bath with shower overhead.

To the rear, is a south facing enclosed garden. There is plenty of space for outdoor dining and entertaining on a large decking area. Alongside this, are bedding areas for plants, flowers and shrubs.

SERVICES

Mains electricity, gas and water. Gas fired central heating.

TENURE

Freehold.

COUNCIL TAX

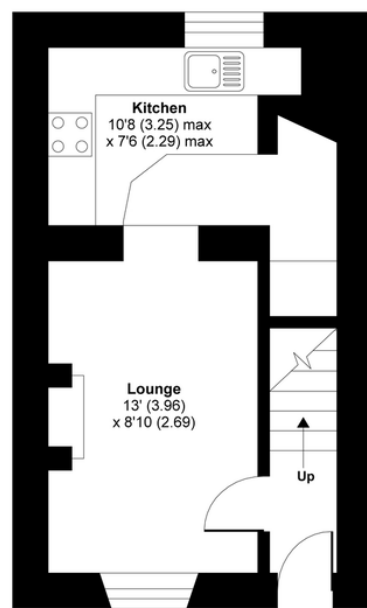
Council tax band B. South Hams District Council.



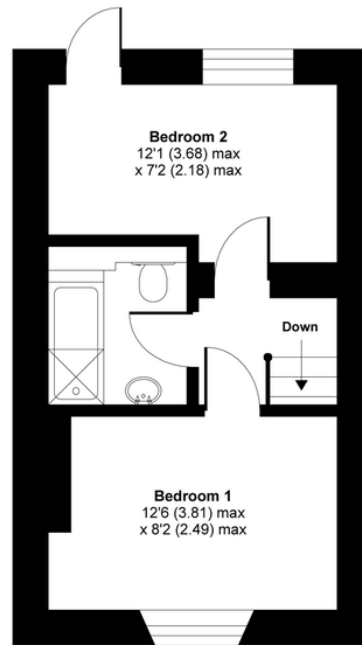
Orchard Terrace, Totnes, TQ9

Approximate Area = 533 sq ft / 49.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Luscombe Maye. REF: 786269

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