



Luscombe Maye

Since 1873

# Orchard Terrace, Totnes

Guide Price £310,000

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## 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

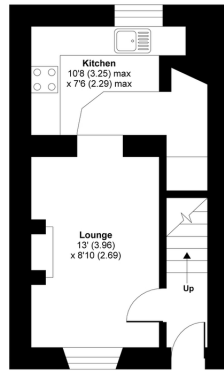
Council tax band B. South Hams District Council.



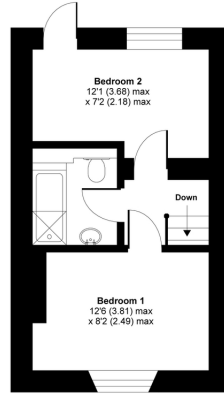


### Orchard Terrace, Totnes, TQ9

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). © richvcom 2021. Produced for Luscombe Maye, REF: 796269

- Grade II Listed Cottage
- Two Bedrooms
- Characterful Living Room
- Kitchen
- Modern Bathroom
- Rear Garden
- Far Reaching Views
- Gas Central Heating
- Couple of minutes walking distance to Totnes Town Centre



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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