



Luscombe Maye

Since 1873

South Street, Totnes
Guide Price £515,000

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DESCRIPTION

This delightful, detached, Grade II Listed cottage, dates back from the early 18th Century. It is south facing and a short walk from High Street, Fore Street and the town's principal carparks. The accommodation is spacious and versatile with bags of charm and character..

The accommodation briefly comprises of two reception rooms with feature fireplaces and exposed wood flooring, kitchen/diner with a range of wall and base level units with butler sink, dishwasher and AGA, there is also a ground floor shower room. On the first floor there are three bedrooms, one with an adjoining room that has potential for an ensuite, study or dressing room and a refitted family bathroom. The rear garden is a real feature of the property, being fully enclosed, South facing, with a variety of flower and shrub borders and an outside storage shed. No forward chain. Parking permits are available for carparks and residents street parking.

SERVICES

All main services connected.

TENURE

Freehold

VIEWINGS

Viewing strictly by appointment with Luscombe Maye

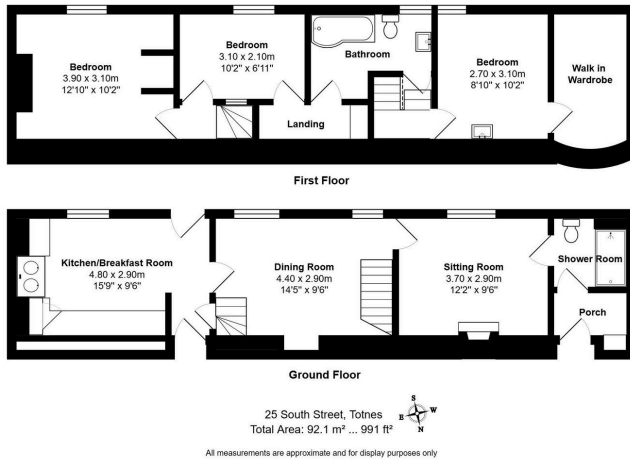
LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. www.southhams.com

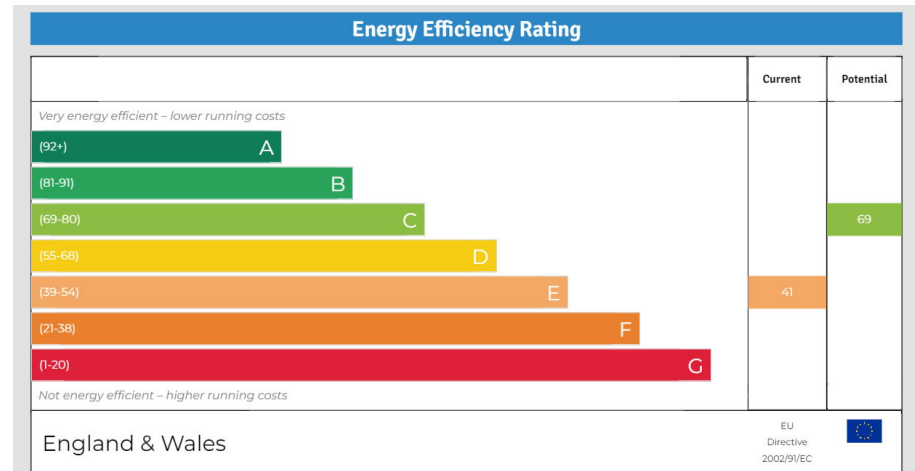
DIRECTIONS

What3Words - [suggested.coverings.familiar](https://www.what3words.com/suggested-coverings/familiar)





- Detached Cottage
- Two Reception
- Three Bedrooms
- Wet Room
- Town Centre
- Grade II Listed
- Kitchen/Dining Room
- Family Bathroom
- Beautiful Garden
- No Forward Chain



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.