



Luscombe Maye

Since 1873

Harberton, Totnes

Guide Price £450,000

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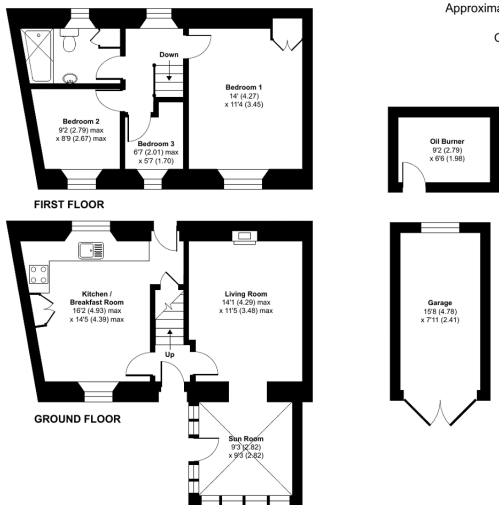
Luscombe Maye are delighted to bring to market this beautifully presented semi-detached cottage which is blessed with practicality, charm and many original features. The ground floor accommodation briefly comprises a newly fitted kitchen/ dining room, and a living room with an inset wood burner that flows well into an impressive oak built conservatory. Engineered wood floors add to the appeal of the living room and conservatory. On the first floor there are two light bedrooms with newly refurbished original flooring throughout, a completely refitted three piece bathroom featuring a rainfall shower, and a third single bedroom/study room. The current vendor has done a considerable amount of quality work to this property whilst maintaining original features, such as the classic doors and flooring. Outside there is a south facing walled courtyard just out from the conservatory, a separate garden in front of the property with shrubs and flowers, a garage/store room and a further stone built store with a new roof and electricity that houses the oil tank and has extra space for a chest freezer and storage. There is also a private driveway with off road parking for two cars.

SERVICES Oil fired central heating, mains drainage, water and electricity.



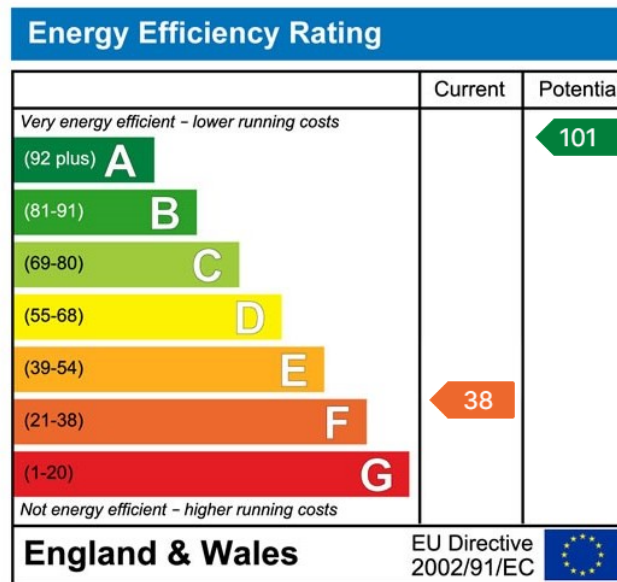
Spring Well Cottage, Harberton, Totnes, TQ9

Approximate Area = 858 sq ft / 79.7 sq m
 Garage = 125 sq ft / 11.6 sq m
 Outbuilding = 59 sq ft / 5.5 sq m
 Total = 1042 sq ft / 96.8 sq m
 For identification only - Not to scale



Certified Property Measure
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Luscombe Maye. REF: 826141

- No Forward Chain
- Central Harberton
- Open Plan Kitchen/Diner
- South Facing Garden
- Driveway Parking For Two Cars
- Charming Period Cottage
- Recently Refurbished
- Impressive Oak Conservatory
- Garage/Store Room
- Internal Inspection Highly Recommended



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.



Totnes:
 59 Fore Street, Totnes TQ9 5NJ
 01803 869920
 totnes@luscombemaye.com
www.luscombemaye.com