



Luscombe Maye
Since 1873

Old Hazard Cottages, Totnes

Guide Price £280,000

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DESCRIPTION

Luscombe Maye is delighted to bring to market this charming two bedroom, mid terrace cottage situated in a tranquil hamlet on the periphery of Totnes.

The accommodation comprises of a beautiful open plan kitchen, dining/living space on the first floor with a spectacular mezzanine living room above. The modern kitchen has a contemporary feel and is fitted with quartz worktops, Belfast sink, breakfast bar and has space for washing machine, fridge/freezer and cooker. The light and airy dining area has ample space for a family table set creating an enjoyable social space. The living room upstairs is complimented by two Velux windows and a wood-burner, perfect for those winter months.

Descending the stairs, both double bedrooms are spacious and have outlooks onto the decking area, with double doors opening from bedroom one.

The family bathroom has been fitted and consists of a bath with shower above, toilet and hand basin.

Outside, the property has a new South facing decking area accessed from the bedroom, that enjoys the sun all day with the canvas canopy creating some shade. A grape vine frames the front elevation of the property and the garden is mainly laid to lawn, boarded by a picket fence and matured plants and shrubs. There is a further garden across the lane which is currently utilised as a vegetable patch and seating area.

SERVICES

Electric central heating. Mains water connects. Shared private drainage.

PARKING

Has an allocated parking space as well as a portion of a barn with space for storage and extra parking.



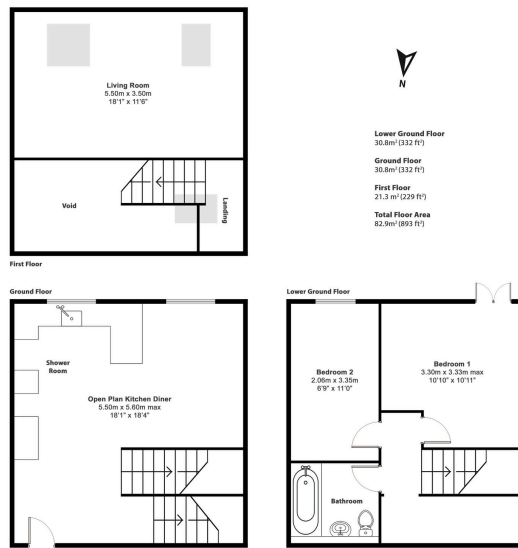


Illustration for identification purposes only, measurements are approximate, not to scale.

- No Forward Chain
- Two Double Bedrooms
- Lawned Garden
- Investment Opportunity
- Open Plan Kitchen/Dining/Living Space
- South Facing Decking
- Portion of Barn with Space for Storage and Parking
- Tranquil Location

