



Luscombe Maye
Since 1873

Cistern Street, Totnes, TQ9 5SP

Guide Price £464,950

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DESCRIPTION

Luscombe Maye are delighted to bring to market this wonderful character home situated in the heart of Totnes town. The property retains many of its traditional features, including exposed wood and tiled floorings, sash windows and stone fireplace. The addition of a spacious loft room provides versatile accommodation and views across Totnes and the castle. The accommodation briefly comprises of a sitting room with exposed wood flooring, sash windows and a wood burner. The dining room is of a good size with tiled flooring, wood burner with stone fireplace and sash window overlooking the rear garden. The galley kitchen has a range of eye and base level units, a door to the garden and door to the utility room/WC. On the first floor there are two double bedrooms and a family bathroom. A staircase leads to the loft room which has skylight windows with views across Totnes and the castle. The property also boasts a private rear garden, perfect for outdoor dining or entertaining. This is a must see home, in the heart of Totnes, with amazing outside space, this is not a property to be missed.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/WoxmNE9KBn7Vt5LHVNd853/view>) . Alternatively, you can contact our team for this information.

DIRECTIONS

What3Words - headboard.doubt.bronze



GROUND FLOOR

Living Room
162' x 81'
x 109' (3.28)

Dining Room
154' x 60'
x 11' (3.35) max

Kitchen
14'4" x 37'
x 8'1" (1.85)

Utility
6'4" (1.93)
x 49' (14.6)

Up

SECOND FLOOR

Loft Room
207' (6.27) max
x 292' (8.95) max

Down

FIRST FLOOR

Bedroom 1
107' x 70' max
x 107' (5.23) max

Bedroom 2
111'0" (3.38) max
x 111' (3.38) max

Down

Up

Approximate Area = 1390 sq ft / 128 sq m

For identification only - Not to scale

This plan produced in accordance with NCEA Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (see www.ncea.co.nz)
Prepared by Catherine Bower, REIQ, 20/02/2021

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Use the QR code for further “Material Information” about this home