



Luscombe Maye

Since 1873

Warland, Totnes

Guide Price £425,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this well presented generous four bedroom property situated in the centre of Totnes town, with versatile accommodation and low maintenance outside space. This property has masses of potential, and offers extremely spacious dimensions. Sitting at over 1700 sq ft, this is not an opportunity to be missed!

Entering the property, the hallway leads to the generous dining area situated in the heart of the property. The kitchen area benefits from ample matching floor to wall units and has space for a double oven, hob, dishwasher and double sink. The spacious living room is complimented by large windows, store room and electric fire. There is also a versatile downstairs double bedroom or easily converted into a large home office, that is light and airy with built in wardrobes.

To complete the downstairs accommodation, there is a three piece bathroom / walk in shower and external door to the rear patio.

Ascending the stairs, there are three very well proportioned double bedrooms, all complimented by period feature fireplaces and large windows allowing natural light to fill the room. The large family bathroom is fitted with walk-in shower, bath, WC and hand basin.

The property is situated in the heart of Totnes, on the level and within easy walking distance to the high street. At the rear of the property is a patio area that could potentially be utilised as a parking space. Resident parking permits available.

FURTHER INFORMATION

Verified material information - see QR code for further details.

DIRECTIONS

What3Words - [obtain.renews.hails](https://www.what3words.com/obtain.renews.hails)



The Forge, 27 Warland, Totnes, TQ9 5EL
 Approximate Gross Internal Floor Area = 159.2 sq m / 1714 sq ft

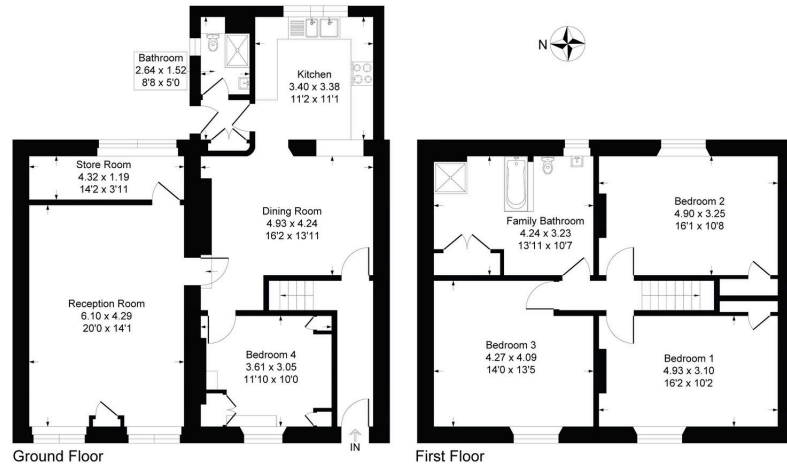


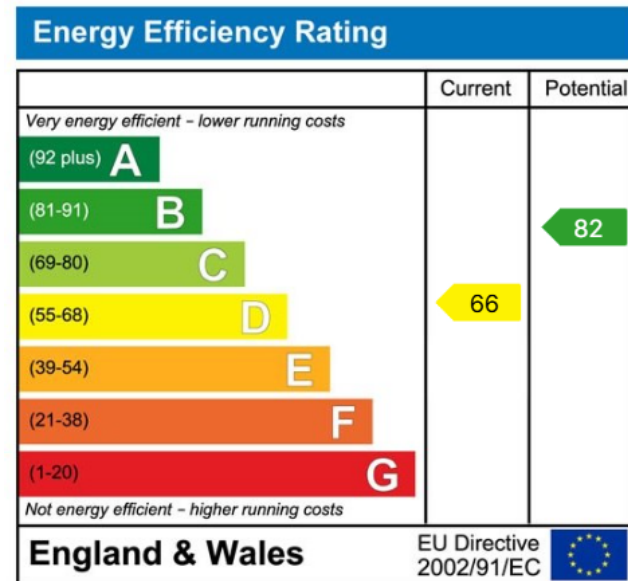
Illustration for identification purposes only, measurements are approximate, not to scale.

- No Forward Chain
- Amazing Potential
- Four Double Bedrooms
- Walking Distance to Totnes High Street
- Extremely Generous Space
- Ground Floor Double Bedroom
- Versatile Accommodation
- EPC D
- Highly Sought After Location

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Use the QR code for further "Material Information" about this home



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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