



Luscombe Maye

Since 1873

# Rotherfold, Totnes

£225,000

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## DESCRIPTION

Luscombe Maye are delighted to bring to market a well-proportioned two bedroom apartment situated in a convenient central Totnes location. This property offers bright and practical accommodation. Rotherfold is ideally positioned close to the town centre, with a range of restaurants, shops and transport links close at hand. This property is accessed via a communal entrance and opens into a central hallway which provides access to all rooms. The reception room is a generously sized and light-filled space, featuring high ceilings and sash-style windows that allows natural light to flood the room, creating an airy and welcoming living area ideal for both relaxing and entertaining. Adjacent to this is the separate kitchen which is neatly arranged and fitted with a range of units and appliances, with ample work surface space. This room is equally as light, making it a pleasant and functional workspace. There are two bedrooms, including a spacious master double bedroom and a further well-sized single bedroom, both offering a versatile space as sleeping accommodation, a home office or guest room. The bathroom is centrally located and fitted with a bath with shower above, handbasin and WC. The Rotherfold was originally the local cattle market. The Bull Inn provided stabling on the site of our building, with a hay loft on the upper floor where the local children used to play and also drop hay down to the horses. As motor vehicles became more common, the stables were demolished and replaced by a garage, with a petrol pump on the forecourt. The garage was replaced by the current building in approximately 1987.

## FURTHER INFORMATION

If available, please scan the QR code or access the additional online material information ( <https://moverly.com/sale/MHuE9miASeQCj9hDfzaHFV/view> ) . Alternatively, you can contact our team for this information.

## DIRECTIONS

What3Words - resettle.terminology.contrived



5 Rotherfield, Totnes, TQ9 5ST

Approximate Gross Internal Floor Area = 56.1 sq m / 605 sq ft

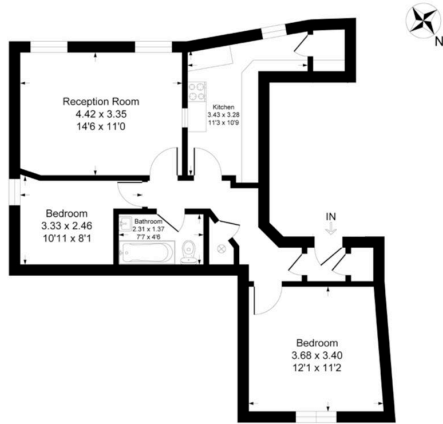
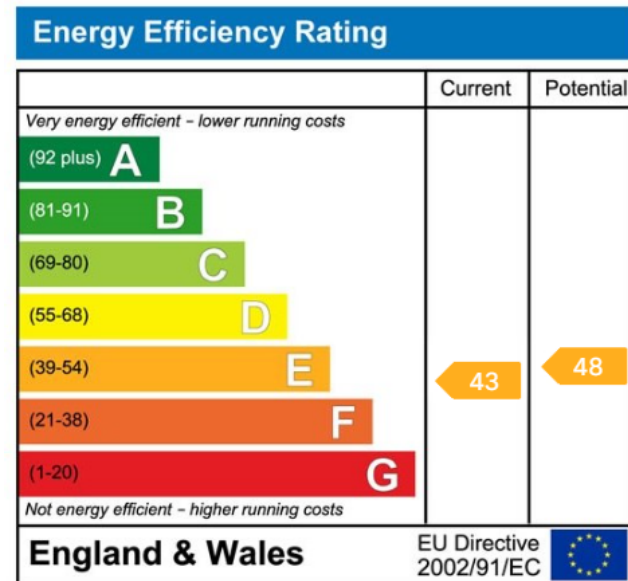


Illustration for identification purposes only, measurements are approximate, not to scale.

- Two Bedroom Apartment
- No Forward Chain
- Light and Airy
- Communal Entrance
- Central Totnes Location
- Separate Kitchen with Ample Space
- Close to Local Amenities and Transport Links



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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