



Luscombe Maye

Since 1873

Brooklands, Totnes

£310,000

2 1 2



DESCRIPTION

Luscombe Maye are delighted to bring to market this charming two bedroom terraced house offering the rare opportunity to develop and modernise a property in a highly desirable location in Totnes.

Entering this property you are presented with two ample sized reception rooms that are fitted with Victorian fireplaces and other period features throughout. The rear of the property comprises of a kitchen and downstairs shower room with external door to the garden. On the first floor, the accommodation consists of two substantial double bedrooms and the loft is considered great for conversion (STPP), just as many of the others on this road have already done. Outside, there is a spacious garden and patio area, providing plentiful room at the rear of the property.

SERVICES

Mains Electricity, Mains Water and Mains Drainage.

CONSTRUCTION

The property is understood to be of standard construction.

PARKING

On-street parking with evidence of allocated disabled parking.

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes
TQ9 5NE
Council Tax Band D

DIRECTIONS

What3Words - writing.rosette.centrally





- Terraced house
- Two double bedrooms
- Development opportunity
- Large garden and patio area
- Desirable location
- No onward chain
- Walking distance into Totnes town



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		41
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	