

Established

**RENDELLS**

1816



**Bank Cottage, 3 Bank Lane, Totnes, TQ9 5EH**

**Offers in excess of £325,000**

This town centre period cottage is a true hidden gem located right in the historic part of Totnes town centre with a south facing level garden.

DRO02673

Rendells - Totnes  
57 Fore Street, Totnes, Devon, TQ9 5NL  
T: 01803 863888  
E: [totnes@rendells.co.uk](mailto:totnes@rendells.co.uk)  
[www.rendells.co.uk](http://www.rendells.co.uk)

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## Situation

Bank Lane connects Fore Street in central Totnes with Victoria Street. Hence it is in walking distance of the wide range of individual shopping outlets, eating venues/public houses and recreational /cultural facilities that Totnes has to offer. The town also has regular bus services and a railway station sited on the mainline that links Penzance with London Paddington.

## Description

Features include the well-proportioned and quirky accommodation as well as the 100ft rear garden where there is a studio building/workshop. It is equipped with gas central heating and part secondary double glazing. There is scope for improvement.

## Accommodation

Door to:-

## Entrance Lobby

Staircase to the first floor and door to:-

## Inner Hall

Two understairs storage cupboards. Six steps lead up to the kitchen/dining room. Doors lead off to the living room and to the:-

## Rear Porch

Doors to the garden, boiler room and to the:-

## Cloakroom/W.C.

With wall mounted basin and W.C. Electrically heated towel rail and water heater (not tested). Small window.

## Living Room 15'9" x 13'10" (4.80m x 4.21m)

Open fireplace. Coved ceiling. French doors lead out to the south facing rear garden.

## Kitchen/Dining Room 16'6" x 10'3" (5.02m x 3.12m) maximum, plus the depth of the alcove cupboards in the dining area.

(Maximum, plus the depth of the alcove cupboards in the dining area.) Stainless steel sink unit, floor and wall cupboards. Provision for an electric cooker and plumbing for a washing machine. Two windows to the easterly elevation. Six steps up to:-

## Bedroom 2 11'7" x 10'7" (3.53m x 3.22m) including the depth of the built in the shelved cupboard in one corner.

Shower tray and electric shower unit. Windows to the east and west.

## First Floor

### Landing

Arched display niche. Window affording a delightful outlook over the rear garden to the hills in the distance.

### Bedroom One 15'7" x 10' (4.74m x 3.04m) plus the depth of the built in wardrobes to one wall which have clothes rails and fitted shelving.

(Plus, the depth of the built in wardrobes to one wall which have clothes rails and fitted shelving.) A lovely view over the rear garden, to the southern elevation, is enjoyed from this room.

### Bathroom/W.C. 13'2" x 7'5" (4.01m x 2.26m) maximum

Panelled bath having shower attachment. Pedestal basin, bidet and W.C. Built in airing cupboard housing the hot water cylinder and slatted shelving. Further storage cupboards. Fully tiled walls.

### Outside

At the rear of the house is a truly delightful south facing level garden. It is around 100ft long and has been attractively landscaped to provide patio areas, an expanse of lawn and a profusion of established trees, shrubs and smaller plants. A pathway leads to the foot of the garden where there is a pedestrian gate leading out onto Bank Lane.

### Studio Room/Shed/Workshop 13' 2" x 7' 3" (4.01m x 2.20m)

Economy 7-night storage heater and window overlooking the garden.

### Tenure

Leasehold Term 999 years from 23rd May 1984. Ground rent £1.00 per annum. The Freeholder is Well Pharmacy.

### Services

Mains gas, water, electricity and drainage. Gas central heating.

### Council Tax      Energy Performance Certificate

Band D.              Energy performance rating E.

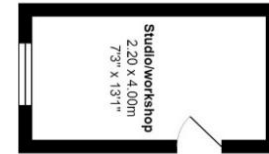
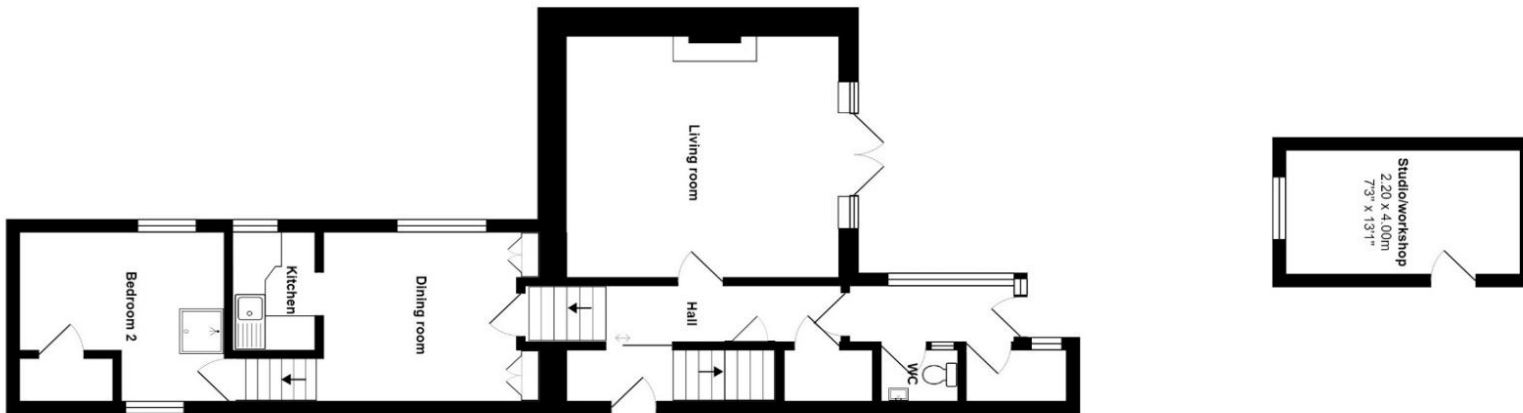
### Viewing

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

### Directions

From our office on Fore Street walk down hill and Bank Lane will be found on the right-hand side. Bank Cottage is the first property on the left-hand side. What Three Words: <https://w3w.co/gymnasium.sprayer.other>





Bank Cottage, 3 Bank Lane, Toines  
 Total Area: 101.5 m<sup>2</sup> ... 1093 ft<sup>2</sup> (excluding studio/workshop)  
 All measurements are approximate and for display purposes only



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