



Luscombe Maye
Since 1873

High Street, Totnes

Guide Price £285,000

3 1 1



DESCRIPTION

Luscombe Maye are delighted to bring to market a characterful three bedroom maisonette, ideally located in the heart of vibrant Totnes town offering the excellent opportunity to enjoy town centre living, while having the amazing benefit of zone permit parking. Arranged over two floors, the property provides generous and versatile accommodation. Upon entering the property you are welcomed by a practical entrance hall leading into a bright and inviting living area. This spacious room provides ample space for both relaxation and entertaining while large windows flood the space with natural light. Adjacent to the living room is the large kitchen-diner, fitted with wall and base units offering plenty of space for a family dining table, perfect for everyday living and hosting guests. The room benefits from the large sash windows that allow plentiful of light to fill the room, making it a very comfortable place. Also on the ground floor is a substantial double room, offering flexibility as a guest room, home office or hobby space. This room is further enhanced by a charming mezzanine level, providing useful additional space and character. A striking spiral staircase leads to the upper floor, where you will find two further generously sized double bedrooms. Both rooms feature large windows, allowing natural light to pour in and creating bright, airy spaces. The master bedroom also benefits from fitted storage. Completing the accommodation is a family bathroom, fitted with a bath and shower above, WC and hand basin.

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/TPNgQ23aSztwNnt751K11p/view>) . Alternatively, you can contact our team for this information.

DIRECTIONS

What3Words - ghosts.otherwise.handbook

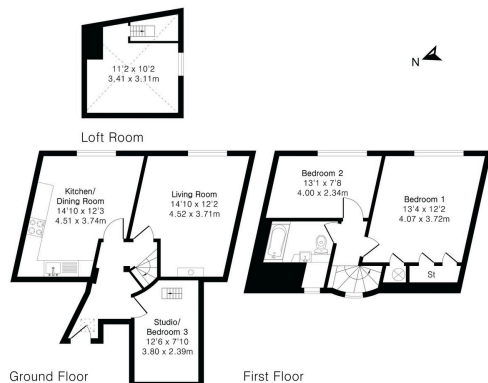


Approximate Gross Internal Area 1047 sq ft - 98 sq m

Ground Floor Area 512 sq ft - 48 sq m

First Floor Area 410 sq ft - 38 sq m

Loft Room Area 125 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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

- Mezzanine Floor
- Communal Entrance
- Close to Local Amenities and Transport
- Apartment
- Grade 2 Listed Building
- Zone Parking Permit
- Central Totnes Town Location
- Three Double Bedrooms

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com