



Luscombe Maye
Since 1873

Ticklemore Street, Totnes, TQ9 5EJ

Guide Price £270,000

2 1 1



DESCRIPTION

Luscombe Maye are delighted to offer this charming two-bedroom ground floor apartment, ideally situated in the heart of Totnes and benefiting from its own private entrance.

Upon entering the property, a central hallway provides access to all accommodation. The generous living room is filled with natural light, creating a welcoming and comfortable space for both relaxation and entertaining. A particular feature of the property is the spacious kitchen/dining room, which offers ample space for cooking, dining and everyday living. Its practical layout is well suited to modern lifestyles.

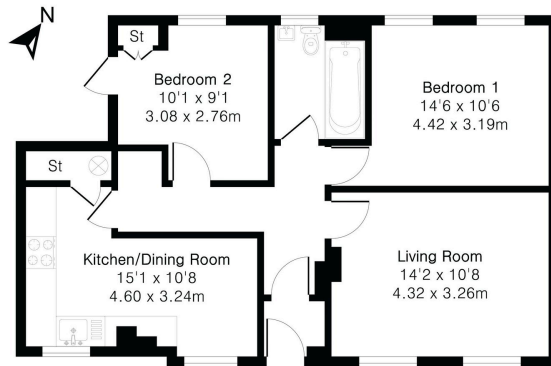
The accommodation comprises two bedrooms, including a well-proportioned double bedroom and a versatile second bedroom, ideal as a study, nursery or guest room. A family bathroom completes the interior and is fitted with a bath and overhead shower, WC and hand basin.

Externally, the property enjoys a private gravelled and patio area, providing an attractive outdoor space for relaxing and entertaining.

Conveniently located within easy reach of Totnes town centre, this apartment would make an ideal first-time purchase, investment opportunity or downsize home.



Approximate Gross Internal Area 680 sq ft - 63 sq m



Ground Floor Flat



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.

Luscombe Maye

- Ground Floor Flat
- Private Entrance
- Terraced Patio
- Desirable Location
- Two Double Bedrooms
- Central Totnes Town Location
- Kitchen Diner
- Walking Distance to Local Amenities and Transport Links

