



Luscombe Maye

Since 1873

Station Road, Totnes

Guide Price £340,000

 3  1  2



**DESCRIPTION** Luscombe Maye are delighted to bring to market this three-bedroom semi-detached property situated in the centre of Totnes. This property has the opportunity for improvements and has been newly decorated throughout, with the inherent benefits of a large enclosed rear garden, a short walk into Totnes Town and connections with the mainline railway. Entering the property, the living room is complimented by dual aspect lighting and double doors onto the rear garden. The kitchen is currently fitted with floor to wall units with a range cooker, sink, and space for a dishwasher and washing machine. The second reception room is light and airy and retains an original fireplace, and would make a great dining room, home study, or even fourth bedroom. Ascending the stairs, there are two double bedrooms and one single, the doubles being generous in size with the master bedroom enjoying additional wardrobe space. The family bathroom has a bath with fitted shower and vanity unit. A separate WC and linen cupboard complete the upstairs accommodation. Accessed from the pedestrian path on Station Road, the front garden has space for two flower beds and a side path leads to the rear garden. The rear garden is an idyllic space mainly laid with lawn bordered by a colourful array of mature shrubs and trees with a patio area and garden sheds. There is no allocated parking available, but residents' permits can be acquired. There is also a free residents' parking area a short walk away, which operates on a first-come, first-served basis.

**SERVICES** Gas central heating. Mains water, drainage and electricity connected.

**PARKING** None. However you can get permits for the local car parks in the immediate vicinity.

**LOCAL AUTHORITY** South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE

Council Tax Band B

**TENURE** Freehold

**DIRECTIONS** What3Words - mimics.slurping.roadways



## 3 Station Road, Totnes, TQ9 5JG

Approximate Gross Internal Floor Area = 86.4 sq m / 931 sq ft

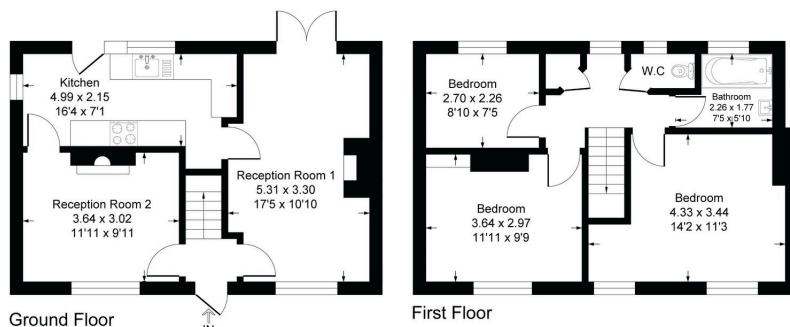


Illustration for identification purposes only, measurements are approximate, not to scale.

- No Forward Chain
- Three Bedrooms
- Rear Garden
- EPC
- Semi-Detached Home
- Walking Distance to Totnes Station & Town
- Two Reception Rooms



### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         | 71        |
| (55-68) D  |                         |           |
| (39-54) E  | 52                      |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

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