



2 Hembury

2 Hembury, Jubilee Road, Totnes, TQ9 5BP



A38 5 miles; Plymouth 24 miles; Exeter 29 miles

Charming cottage with studio,
garden and outstanding views in
one of Totnes' most sought-after
locations

- No onward chain
- Highly sought-after Jubilee Road location
- Far-reaching countryside views
- Flexible two-bedroom accommodation
- Sitting room with elevated outlook
- Attached studio with development potential
- Private gardens
- In need of updating and modernisation
- Freehold
- Council tax band D

Guide Price £475,000



SITUATION

2 Hembury is located in the highly sought after Jubilee Road of Totnes, a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes. The property is situated within easy walking distance of shop, cafes, restaurants and the River Dart.

DESCRIPTION

2 Hembury represents an exciting opportunity to acquire a home in this prime Totnes location.

Offered to the market with no onward chain, the property enjoys wonderful views and offers excellent scope for updating. The house is well proportioned, with bright living areas and characterful features, and is complemented by a private garden.

A separate attached studio further enhances the flexibility, with potential to develop additional accommodation subject to the necessary consents.

ACCOMMODATION

The property is approached via a front porch which leads into a spacious entrance hall. From here there is access to the kitchen, enjoying a pleasant aspect towards the garden.

Stairs rise to the first floor where the sitting room takes full advantage of the elevated position with far-reaching views across the valley, alongside a second bedroom.

A further staircase leads to the top floor, which includes the principal bedroom and a family bathroom. To the side of the property is an attached studio, currently self-contained but offering scope to be incorporated into the main house or adapted for alternative uses.

OUTSIDE

To the front, the house is approached via a shared garden pathway leading to the entrance.

The rear and side gardens provide generous outside space with scope for landscaping and improvement. Its elevated setting ensures far-reaching views across open countryside, making this an attractive and private area once enhanced.

SERVICES

All mains services connected. Gas fired central heating.

According to Ofcom - Ultrafast broadband available. Likely indoor and outdoor mobile coverage available.

DIRECTIONS

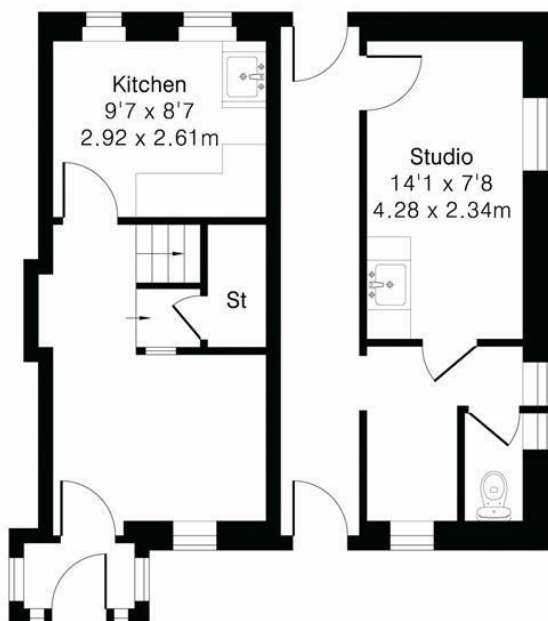
From Totnes take the A385 towards Paignton and turn left into Bourton Road at the lower end of Jubilee Road. Continue along and turn right up Jubilee Road. Park along this road and the access to Hembury is at the beginning of the road.



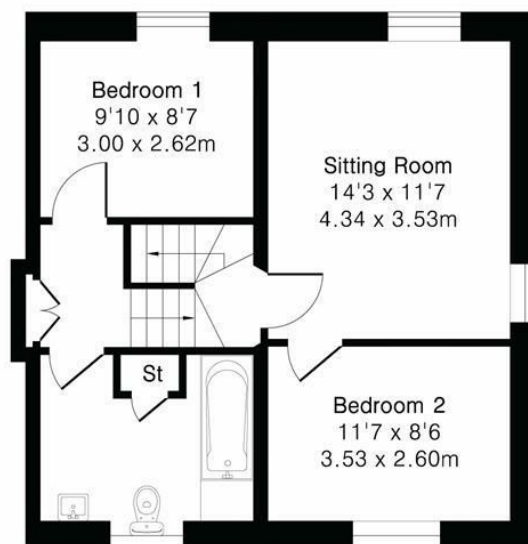
Approximate Gross Internal Area 1016 sq ft - 94 sq m

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 500 sq ft – 46 sq m



Ground Floor



First Floor



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 icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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