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3a Leechwell Street

3a, Leechwell Street, Totnes, TQ9 5SX



A38 5.8 miles; Exeter 28 miles; Torbay 6.8 miles

A characterful Grade II listed period cottage in the very heart of Totnes with considerable scope for modernisation, available with no onward chain

- Central Totnes location
- Characterful Grade II listed period cottage
- Arranged over three floors
- Two bedrooms
- Open-plan kitchen/living space
- Scope for modernisation throughout
- No outside space or parking
- No onward chain
- Freehold
- Council tax band B

Guide Price £275,000

### SITUATION

The property occupies a highly convenient and central position within the vibrant and historic town of Totnes, renowned for its eclectic mix of independent shops, cafés and cultural amenities. Leechwell Street lies just moments from the bustling high street, providing immediate access to everyday facilities, whilst the town also benefits from a mainline railway station offering regular services to Plymouth, Exeter and London Paddington.

The surrounding South Hams countryside offers a wealth of scenic walks, with the River Dart and nearby coastline easily accessible.

### DESCRIPTION

A charming period cottage set within one of Totnes' most sought-after central locations, offering an exciting opportunity for refurbishment and personalisation. Arranged over three floors, the property displays character features typical of its era, including exposed timbers and an open fireplace, while now presenting clear scope for modernisation throughout. Of particular note is the top floor loft room, providing additional bedroom space, and the overall versatility of the accommodation.

The property is accessed via a shared entrance porch, over which the property benefits from a right of access. This arrangement is straightforward, allowing shared use with the neighbouring property, with a proportional contribution towards maintenance.

Offered to the market with no onward chain, the property presents an appealing prospect for those seeking a centrally located home or investment within this thriving South Devon town.

### ACCOMMODATION

The property is entered via a shared entrance porch, leading into the ground floor.

The ground floor comprises an open-plan kitchen/living room, featuring a fitted kitchen area with work surfaces and space for appliances, alongside a living space centred

around a fireplace with woodburning stove. A useful understairs storage cupboard is also provided.

Stairs rise to the first floor, where there is a double bedroom and a bathroom fitted with a bath, wash basin and WC.

A further staircase leads to the second floor, where there is a second bedroom set within the roof space, featuring sloping ceilings and rooflight windows. Please note that this loft conversion was carried out historically and may not meet current building regulations.

### OUTSIDE

The property is approached directly from Leechwell Street via a shared entrance porch, providing pedestrian access to the front door.

There is no private outside space, garden or parking associated with the property.

### SERVICES

Mains water, drainage and electricity. Heating is provided via a woodburning stove within the main living area, with additional portable electric heaters used elsewhere.

According to Ofcom, standard broadband is available with speeds of up to 16 Mbps download and 1 Mbps upload, superfast broadband up to 80 Mbps download and 20 Mbps upload, and ultrafast broadband up to 2000 Mbps download and upload.

Mobile coverage is predicted to be good outdoors on all major networks, with variable indoor coverage on some providers.

### DIRECTIONS

On foot, from our offices on Fore Street, walk up hill under the Eastgate arch on to High Street. At the top of the town this road becomes The Narrows. Bear around the left hand bend and take the second left on to Leechwell Street. Continue towards the end of this road where the property can be found on your right.

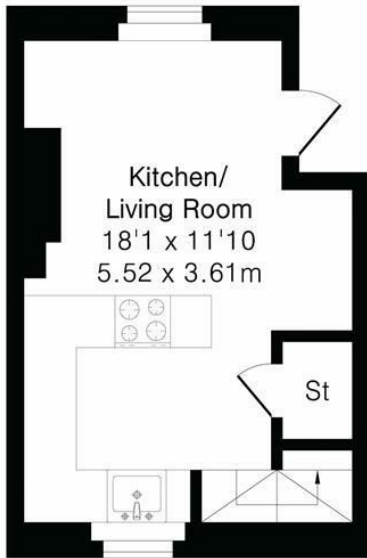


## Approximate Gross Internal Area 588 sq ft - 54 sq m

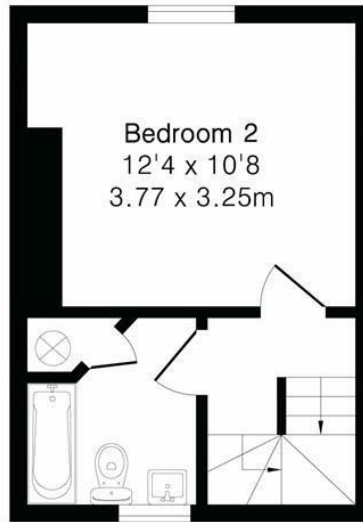
Ground Floor Area 209 sq ft – 19 sq m

First Floor Area 224 sq ft – 21 sq m

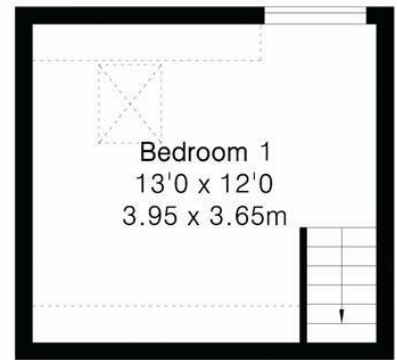
Second Floor Area 155 sq ft – 14 sq m



Ground Floor



First Floor



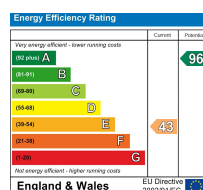
Second Floor



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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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