

**SAMPLE
MILLS**



**South Street
Totnes
Devon**

£375,000
FREEHOLD





South Street, Totnes, Devon

£375,000 freehold

A converted Barn that comprises open plan accommodation situated in the heart of Totnes with parking facility.

The property has a utility/storm porch, open plan kitchen area with bespoke kitchen, bedroom, storeroom and downstairs bathroom. An open plan staircase leads to the lounge, which has an apex ceiling, fine features with exposed stone walls. A door leads off to a further bedroom. The property has a detached conservatory outside.

Situated in the heart of Totnes this delightful character property is well positioned for town centre and all other local amenities.

Viewing of this property is recommended for those seeking a property in Totnes town centre.



uPVC double glazed door to:

Entrance Porch

Tiled floor. Utility area. Double glazed door to:

Open Plan Kitchen/Breakfast Room 5.30m x 4.10m (17'5" x 13'5")

Exposed stone walls. uPVC double glazed windows, one which is floor to ceiling height. Bespoke fitted base units with granite worktop surface areas. Built-in single oven and hob. Tiled walls. Tiled floor.

Walk through to:

Inner Hallway

Door off to:

Bathroom

Corner bath. Double panelled radiator. Low level w/c. Wash-hand basin. Obscure glazed windows. Louvre door storage cupboard.

Door off to:

Larder/Storeroom

Door off to:

Master Bedroom - 4.10m x 3.10m (13'5" x 10'2")

Double glazed window. Built-in wardrobes. Tiled floor.

Staircase up to:

Open Plan Lounge/Dining Area - 5.10m x 4.00m (16'9" x 13'1")

Triple aspect windows looking over the front. Exposed slate stone walls. Polished wooden floor. Exposed beams to ceiling. Spacious open planned lounge/dining area. Built-in display cabinets and book shelving. Fitted spot lamps. TV point. Exposed wooden floor.

Gallery Landing

Doors off to:

Bedroom 2 - 4.00m x 2.10m (13'1" x 6'11")

Spacious room. Wooden panelling to the walls and to the ceiling. Window looking over front.

Study/Home Office

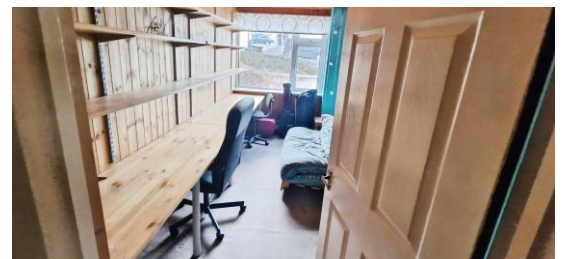
Dedicated home office/hobby room/occasional bedroom.

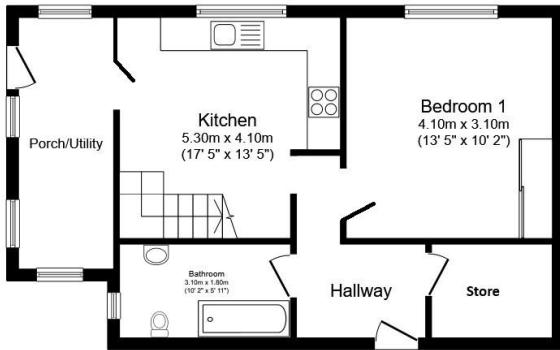
Outside

The property has an up and over door to car port, outside conservatory with light and power - 3.40m x 2.30m (11'2" x 7'7"). Paved driveway, path to the side.

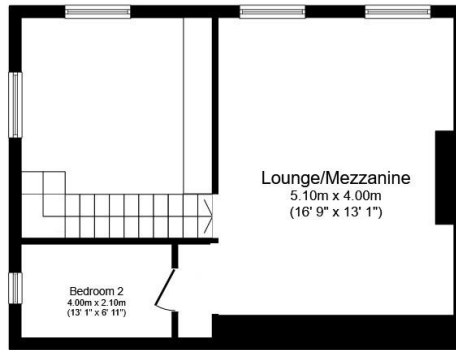
Agent's Note

Council Tax Band: 'C' South Hams
EPC Rating: 'D'
Long Term Flood Risk: Low/Medium

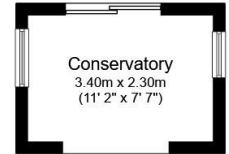




Ground Floor
Floor area 53.7 sq.m. (579 sq.ft.)



Mezzanine
Floor area 45.4 sq.m. (489 sq.ft.)



Outbuilding
Floor area 7.7 sq.m. (83 sq.ft.)

Total floor area: 106.9 sq.m. (1,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.