



Luscombe Maye

Since 1873

Plymouth Road, Totnes

£475,000

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DESCRIPTION

Luscombe Maye are delighted to present this beautifully appointed four-bedroom end-of-terrace home, offering versatile and well-designed accommodation across three floors. The ground floor features a bright living room with a large front-facing window framing open views towards Totnes. To the rear, a stylish and spacious kitchen/dining room includes modern units, integrated appliances and a central island, with bifold doors opening onto the patio for seamless indoor–outdoor living. A downstairs WC completes this level. The first floor offers a well-proportioned master bedroom with a south-facing picture window, a second generous double bedroom and a bright single bedroom, all served by a contemporary family bathroom. The second floor hosts a substantial loft conversion, ideal as a fourth bedroom or home office, with skylights and an en-suite shower room. The south-facing garden provides a paved seating area, level lawn and mature planting, while a detached garage, workshop and utility outbuilding offer excellent additional space.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/FZP2UU927kH1QZxJoiZjip/view>). Alternatively, you can contact our team for this information.

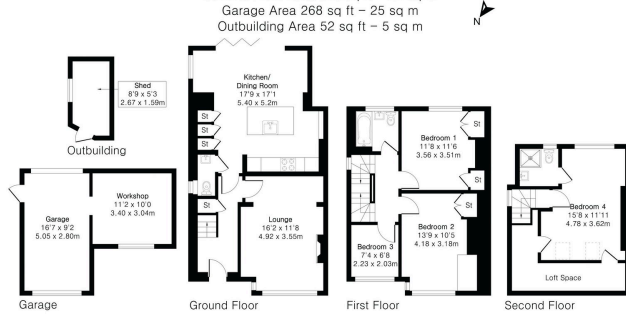
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DIRECTIONS

What3Words - limes.consoled.tightest



Approximate Gross Internal Area 1340 sq ft - 125 sq m
 (Excluding Garage & Outbuilding)
 Ground Floor Area 568 sq ft - 53 sq m
 First Floor Area 459 sq ft - 43 sq m
 Second Floor Area 313 sq ft - 29 sq m
 Garage Area 268 sq ft - 25 sq m
 Outbuilding Area 52 sq ft - 5 sq m



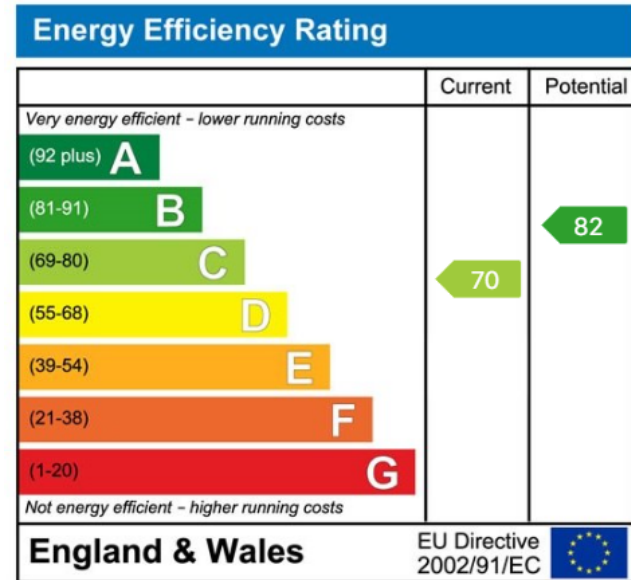
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan List ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation 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.



- Four Bedrooms
- End of Terrace House
- South Facing Garden
- Open Plan Kitchen/Dining Room
- Views of Surrounding Countryside
- Garage
- Residents Parking Permit
- Modern Design
- Walking Distance into Totnes Town
- Loft Conversion with En-Suite



Use the QR code for further "Material Information" about this home



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Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.