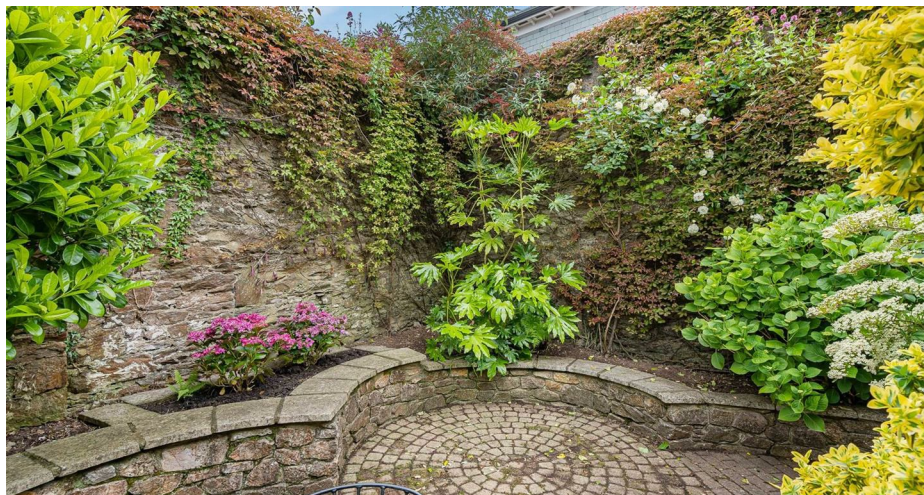
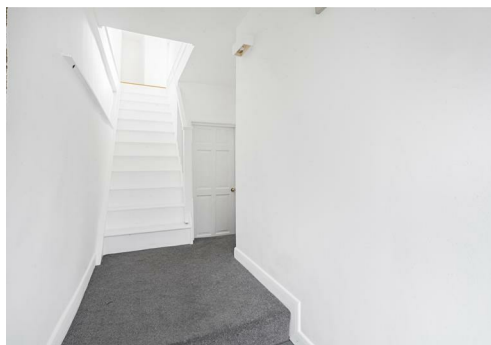




Market House



SITUATION

Market House occupies a highly convenient position on South Street, within the historic market town of Totnes, renowned for its independent shops, cafes, galleries and vibrant cultural scene. The town has a rich architectural heritage, a thriving community and excellent day-to-day amenities, all set beside the River Dart.

Totnes is well placed for access to the South Hams coastline, Dartmoor National Park and the cathedral city of Exeter. The town also benefits from a mainline railway station, providing direct services to Exeter, Plymouth, London Paddington and beyond.

DESCRIPTION

Market House is a delightful period townhouse offering a rare combination of town-centre convenience, characterful interiors and private outside space. Arranged over three floors, the property presents an attractive natural stone elevation beneath a slate roof, with accommodation extending to approximately 893 sq ft, excluding the garage.

The interior combines period charm with a light, neutral finish, including exposed stonework, timber flooring, sash-style windows and a character fireplace with inset woodburning stove. The first-floor living space is particularly appealing, opening to a balcony which provides an attractive outlook across neighbouring gardens and towards the surrounding townscape.

ACCOMMODATION

The front door opens into the ground floor entrance hall, with stairs rising to the upper floors. On this level is bedroom two, a well-proportioned double room with storage, an en-suite shower room and French doors opening to the rear garden.

On the first floor is a generous living room with timber flooring, an exposed stone fireplace and woodburning stove. Glazed doors open from the rear of the room onto the balcony, providing an attractive outlook across neighbouring gardens and the surrounding

townscape. The kitchen is fitted with contemporary white units, work surfaces, tiled splashbacks, sink and integrated cooking appliances.

The second floor provides two further bedrooms, both with storage, together with the family bathroom.

OUTSIDE

The property is approached directly from South Street, with a garage positioned at ground floor level. The garage provides useful parking or storage, a valuable feature in this central Totnes setting.

To the rear, accessed from bedroom two, a pathway leads beneath a pergola to the seating area. The courtyard garden is attractively arranged with paved seating areas, raised stone-edged beds, mature planting and established climbers, creating a private and sheltered space for outdoor dining and relaxation.

From the first floor, the balcony provides an additional outside seating area with an outlook over the garden and neighbouring properties.

SERVICES

Mains water, mains drainage, mains electricity and mains gas are connected. Gas fired central heating.

According to the Ofcom, superfast broadband with download speeds of up to 80 Mbps, and ultrafast broadband with download speeds of up to 1800 Mbps. Mobile coverage with EE offers good outdoor and variable in-home coverage, O2 offers good outdoor coverage, Three offers good outdoor and in-home coverage, and Vodafone offers good outdoor coverage.

DIRECTIONS

From the Stags office head towards the Seven Stars hotel turning right onto Fore Street. Proceed up Fore Street taking a left turn onto South Street just before the historic archway. Continue along South Street where you will find the property on the left hand side.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

A charming three bedroom period townhouse in the heart of Totnes, with characterful accommodation, balcony, garage and an attractive walled courtyard garden

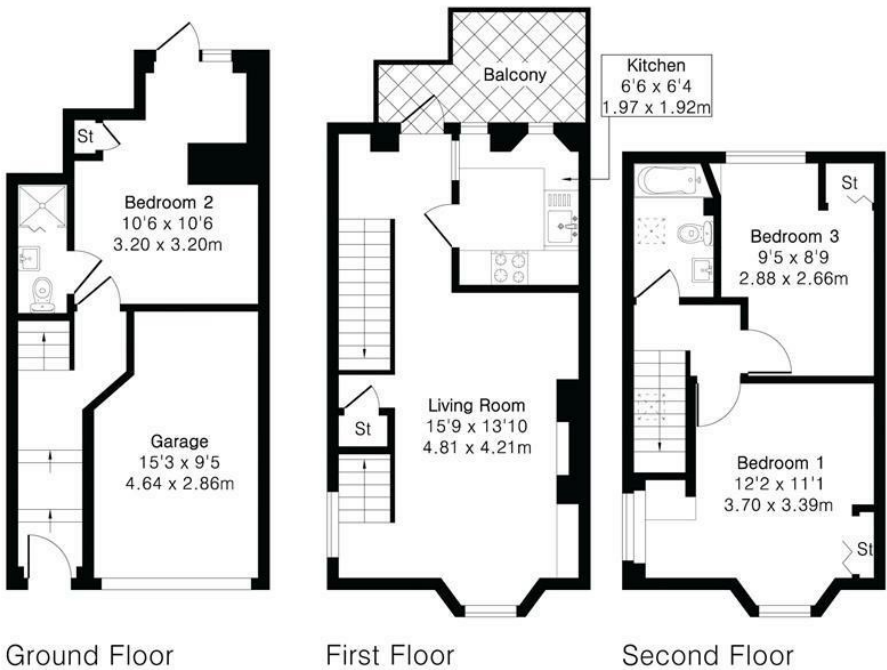
- Characterful period townhouse in central Totnes
- Attractive natural stone elevation
- Accommodation arranged over three floors
- Approx 893 sq ft excluding the garage
- Three bedrooms and family bathroom
- Generous first-floor living room with stone fireplace
- Balcony with pleasant outlook
- Garage and enclosed walled courtyard garden
- Freehold
- Council tax band D

Offers Over £500,000



**Approximate Gross Internal Area 893 sq ft - 84 sq m
(Excluding Garage)**

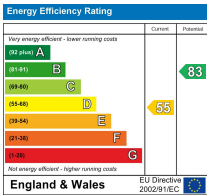
Ground Floor Area 211 sq ft – 20 sq m
First Floor Area 350 sq ft – 33 sq m
Second Floor Area 332 sq ft – 31 sq m
Garage Area 132 sq ft – 12 sq m



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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