



Luscombe Maye

Since 1873

Maudlin Road, Totnes

Guide Price £450,000

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DESCRIPTION

Luscombe Maye is delighted to bring to market this two bedroom detached bungalow situated in a highly sought after, elevated position in Totnes town centre. The property benefits from panoramic views, low maintenance garden and driveway parking.

Stepping in the property, the entrance hall leads in to the living room. With two large windows allow for natural light to fill the room, this is considered the perfect place to socialise with friends or unwind. The kitchen has a gas oven, sink drainer and space for further appliances with matching floor units.

On the other side of the property there are two double bedrooms, both of which are generous in size and serviced by the family bathroom fitted with WC, hand basin and bath with shower above. There is also a separate WC.

The property is approached by steps leading from the car port/ driveway allowing for two cars in tandem. The front garden is well-stocked with mature plants and trees whilst the rear garden is mainly laid to lawn bordered by flowers and shrubs.

TOTNES

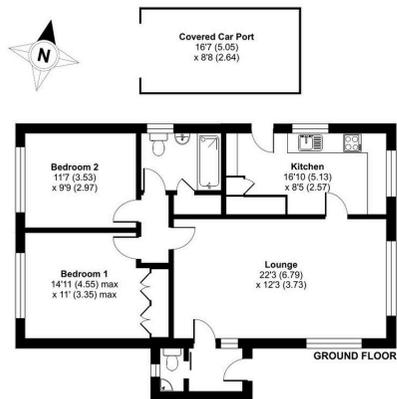
The unique and charming market town of Totnes sits above the River Dart in the heart of the South Hams. The town is one of Devon's gems, the birthplace of the Transition Town movement in England and nominated in British Airways' HighLife magazine as one of the world's top ten funky towns.

Full of colour and character, its atmosphere is cosmopolitan with a West Country flavour and those looking for history, alternative therapies and beautiful countryside will find it in and around Totnes. The town is said to have more listed buildings per head of the population than anywhere else in Britain. With a twice-a-week market and full of small independent shops, it's well-known for ethical products, wholefoods and fair trade goods. It is the second oldest borough in England, with an ancient Guildhall and Church, a Norman Castle and its North and East Gates.



Hayfield, Maudlin Road, Totnes, TQ9

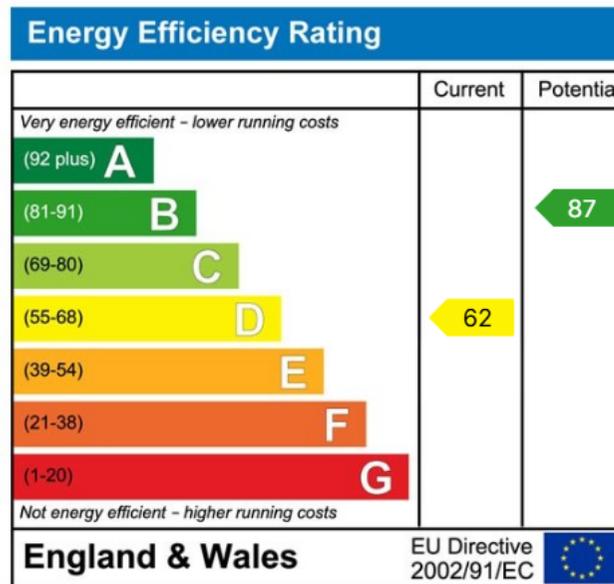
Approximate Area = 818 sq ft / 76 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1277792



- No Forward Chain
- Detached Bungalow
- Two Double Bedrooms
- Panoramic Views of Totnes
- Highly Sought After Location
- Driveway Parking
- Front & Rear Garden



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.



Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com