



1 Jacqueline House

RENDELLS

1 Jacqueline House

Ticklemore Street, Totnes, TQ9 5EJ

This no onward chain, three-bedroom terraced home is conveniently situated within easy reach of Totnes town centre and its excellent range of amenities. Internally, the accommodation comprises a spacious lounge/diner, fitted kitchen, three well-proportioned first floor bedrooms and a family bathroom. Externally, the property benefits from an enclosed courtyard garden, making it an ideal first-time purchase or investment opportunity.

- No Onward Chain
- Three Bedroom Terraced Home
- Conveniently Located Close to Local Amenities
- Enclosed Courtyard Garden
- Well-Proportioned Accommodation Throughout
- Ideal First-Time Buy or Investment Opportunity

Guide Price of £270,000

The Situation

The property is situated within the popular market town of Totnes, the commercial centre of the South Hams. This attractive part of Devon is renowned for its outstanding natural beauty, with Dartmoor National Park approximately ten miles to the north and the stunning South Devon coastline and beaches around ten miles to the south.

The bustling medieval town offers a mainline railway station providing direct links to London Paddington, with convenient connections to St Pancras for Eurostar services. Excellent road links are available via the A38 Devon Expressway, connecting Plymouth and Exeter, where it joins the M5. The area is served by a number of well-regarded primary and secondary schools, whilst Totnes itself boasts a thriving market, independent shops, supermarkets, cafés, restaurants and traditional inns.

Entrance Porch

A useful entrance porch provides a practical space for coats, shoes and everyday belongings before leading through to the main accommodation.

Lounge/Diner

The lounge/diner is a comfortable and well-proportioned reception space, featuring a large window which allows plenty of natural light to fill the room. Offering ample space for both seating and dining areas, it provides an ideal setting for everyday living and entertaining.

Kitchen

The kitchen is fitted with a range of oak-effect wall and base units complemented by black granite-style work surfaces. Arranged in an L-shaped configuration, the space offers ample storage and worktop preparation area.



There is an integrated electric oven with induction hob and stainless-steel splashback, together with space for a freestanding fridge/freezer. The boiler is also located within the kitchen.

The First Floor Accommodation

Principal Bedroom

The principal bedroom is a generously sized double room with a large window providing plenty of natural light. Offering ample space for freestanding furniture, it creates a comfortable and relaxing retreat.

Bedrooms Two & Three

Bedrooms two and three are both well-proportioned and versatile rooms, ideal for children, guests or those requiring a home office. Both enjoy good natural light and provide comfortable accommodation.

The Garden & Grounds

Rear Garden

To the rear of the property is an enclosed courtyard garden, offering a low-maintenance outdoor space ideal for enjoying the warmer months. Timber panel fencing provides a good degree of privacy, whilst a rear access gate adds further practicality.

The Additional Information

Tenure

Freehold.

Council Tax

Band C.

Energy Performance Certificate

Energy rating pending.

Services

Mains electricity, mains water and mains drainage. Mains gas.

Local Authority

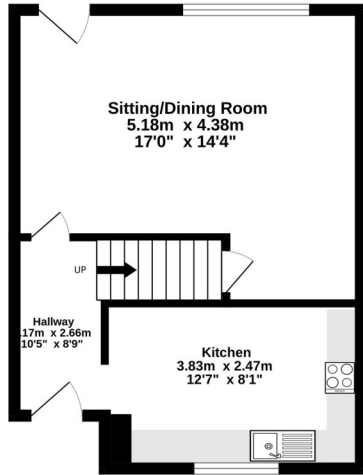
South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements

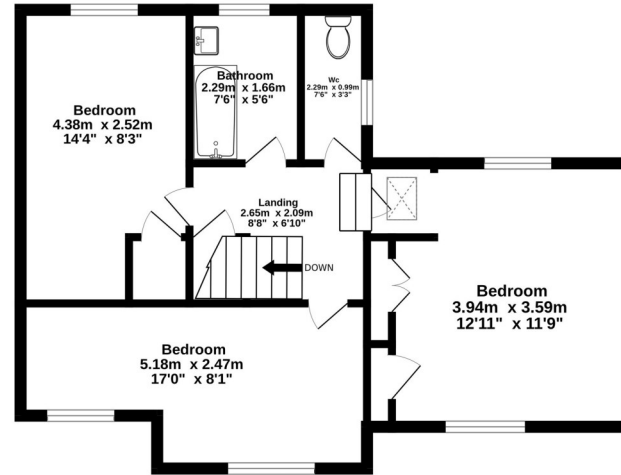
By telephone appointment through Rendells Estate Agents Tel: 01803 863888.



Ground Floor
34.2 sq.m. (368 sq.ft.) approx.



1st Floor
49.4 sq.m. (532 sq.ft.) approx.



TOTAL FLOOR AREA : 83.6 sq.m. (900 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dartmouth 13.5 miles approx., Exeter 29.5 miles approx., Plymouth 23 miles approx., Newton Abbot 8.9 miles approx., Torquay 9.3 miles approx. (London Paddington via Totnes railway station approx. 2 hours 45 minutes).

Directions

From Totnes Railway Station, proceed along Coronation Road towards the town centre and continue onto Station Road. At the mini roundabout, take the first exit onto The Plains and continue straight ahead into the centre of Totnes. Turn right onto High Street and continue onto Fore Street. At the end of Fore Street, bear left onto Ticklemore Street, where Jacqueline House will be found on the right-hand side. Number 1 is located within the building.

Energy Performance Graph Pending.

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- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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