



Luscombe Maye

Since 1873

Castle Court, Totnes

£190,000

1 1 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this charming one-bedroom freehold maisonette, occupying a highly desirable position close to the castle and offering bright, spacious accommodation full of character. Attractive bay windows and a dual-aspect layout allow natural light to pour in, creating a wonderfully light and airy atmosphere throughout.

Entering the property, the welcoming entrance hall provides ample space for coats and shoes, together with a useful ground floor WC and utility area. Stairs rise to the main accommodation, where the open-plan living space offers a comfortable and versatile setting for both relaxing and entertaining. The generous bedroom provides a peaceful retreat and benefits from an en-suite bathroom fitted with a WC, wash hand basin and bath with shower over.

Recently enhanced with new carpets throughout, the property enjoys a fresh and inviting feel, making it ready for immediate occupation. The property also benefits from an allocated parking space.

Ideally positioned to take advantage of the town's amenities, historic surroundings and excellent transport links, this attractive maisonette would make an ideal first-time purchase, investment opportunity or lock-up-and-leave home.

DIRECTIONS

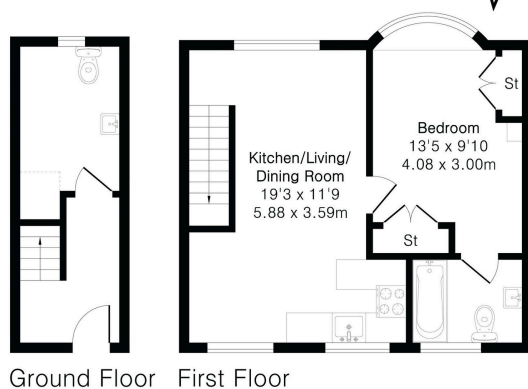
What3Words - [wordplay.muscular.preheated](#)



Approximate Gross Internal Area 561 sq ft - 52 sq m

Ground Floor Area 128 sq ft - 12 sq m

First Floor Area 433 sq ft - 40 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 shown is for initial guidance only and should not be relied on as a basis of valuation.

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

- One-Bedroom Maisonette
- No Forward Chain
- Freehold
- Private Entrance
- Fantastic Position just off the High Street
- Downstairs WC & Utility Area
- Recently Recarpeted
- Dual Aspect Windows
- Allocated Parking Space

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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