



Luscombe Maye

Since 1873

# St. Johns Terrace, Totnes, TQ9 5JH

Guide Price £275,000

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## DESCRIPTION

Luscombe Maye are delighted to bring to market this spacious two-bedroom home, ideal for those looking to take on a substantial renovation project and create a truly bespoke living space. Tucked away in a sought-after residential location, this property comes with the rare benefit of a parking space and a generous loft area offering exciting possibilities for expansion (subject to planning permission).

## 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. There is a well-regarded community college and a mainline railway station and Dartmoor, the South Hams and many of its fine beaches are within easy reach.

## SERVICES

Mains Electricity, Water and Drainage. Gas Central Heating

## PARKING

Allocated Parking Space.

## DIRECTIONS

What3Words - [backtrack.dwarf.ship](https://www.what3words.com/backtrack.dwarf.ship)

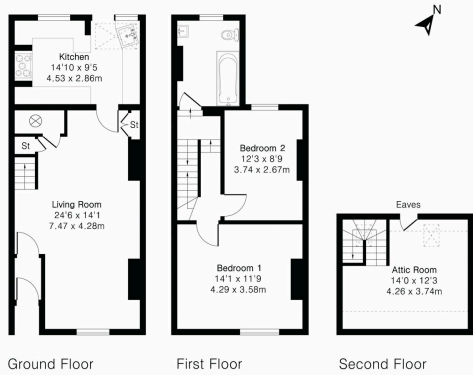


**Approximate Gross Internal Area 1060 sq ft - 98 sq m**

Ground Floor Area 474 sq ft - 44 sq m

First Floor Area 414 sq ft - 38 sq m

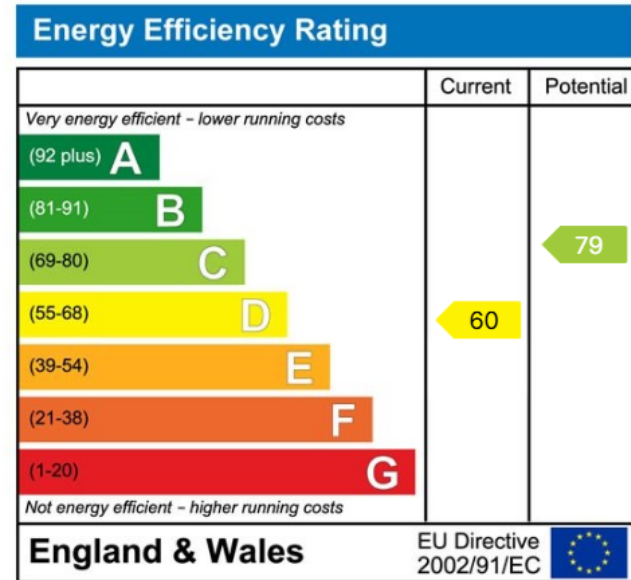
Second Floor Area 172 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of spaces, 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.



- No Forward Chain
- Two Bedroom Terrace
- Renovation Opportunity
- Walking Distance to Totnes Station & High Street
- Rear Garden
- Allocated Parking Space
- Desirable Location



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.



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