



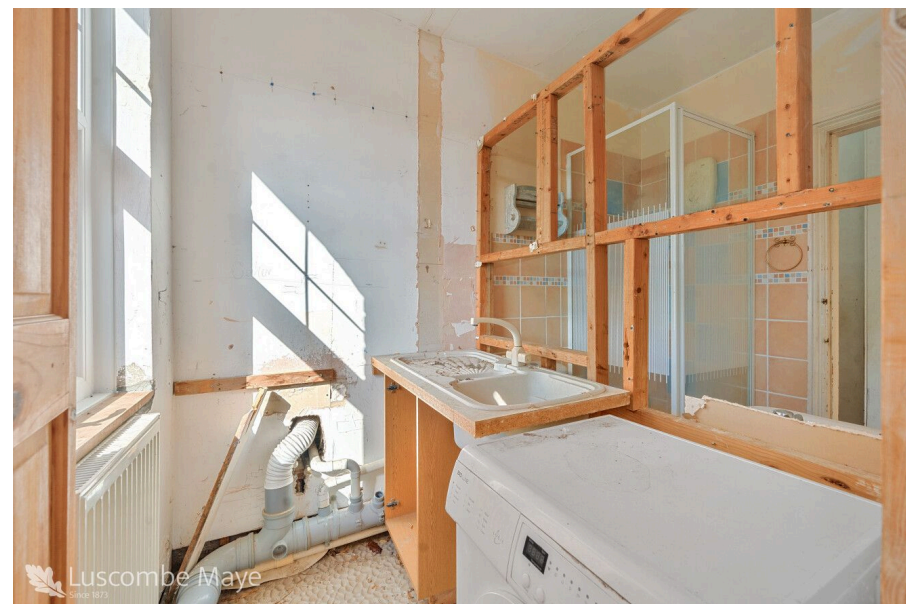
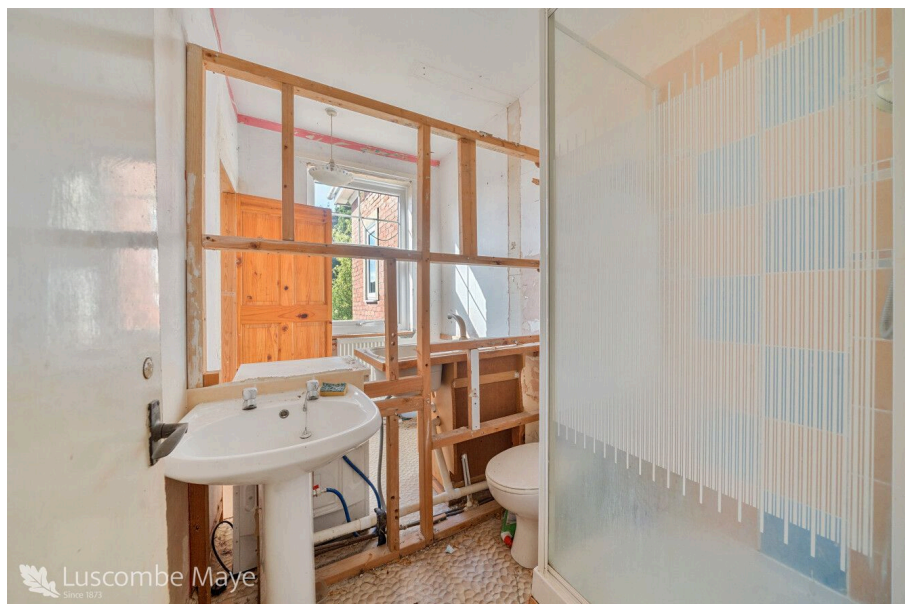
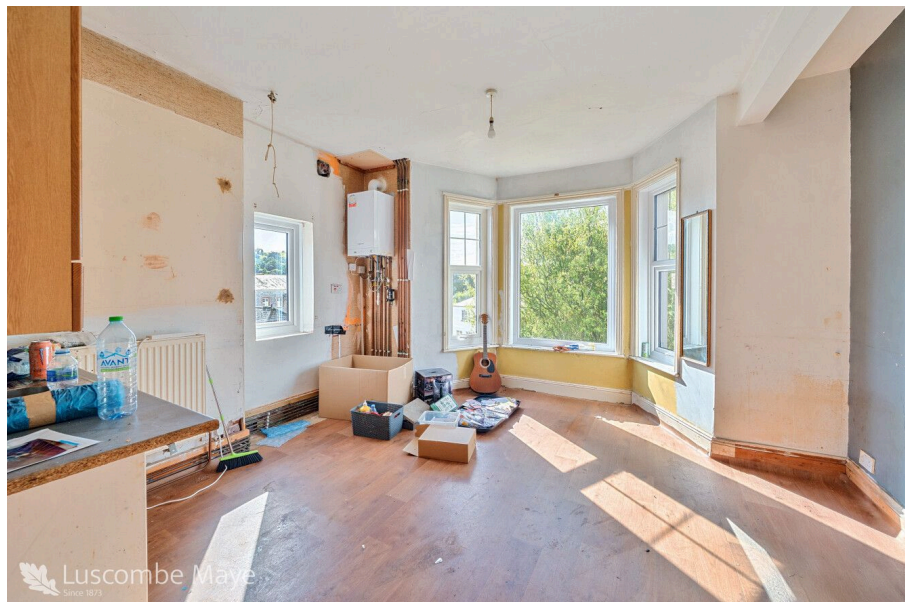
Luscombe Maye

Since 1873

8 Queens Terrace, Totnes

Guide Price £175,000

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DESCRIPTION

Luscombe Maye are delighted to present this spacious two-bedroom maisonette, an appealing opportunity for buyers seeking a property with excellent potential for improvement. Arranged over two floors, the home offers a generous and flexible layout that includes two reception rooms, a separate dining room, kitchen, two bedrooms and a bathroom. The accommodation is well-proportioned throughout and provides ample scope for reconfiguration, modernisation, or a full renovation project, making it ideal for those wishing to add value and create a personalised living space.

Situated close to local amenities, the property benefits from a convenient location while retaining the charm and proportions of a period home. With thoughtful refurbishment, it has the potential to become a stylish and comfortable residence.

METHOD OF SALE

The property is being sold by Traditional Online Auction, scheduled for Thursday 4th June (unless sold prior). Exchange will take place automatically when the auction timer reaches zero, provided the reserve price has been met. Buyers must register, verify their email, complete ID checks, and provide card and solicitor details before bidding. A full legal pack is available to download once registered.

The successful purchaser will be required to pay a £4,000 plus VAT buyers fee, along with a £1,000 plus VAT administration fee, and must transfer a 10% deposit to their solicitor within 48 hours of the auction's close.

DIRECTIONS

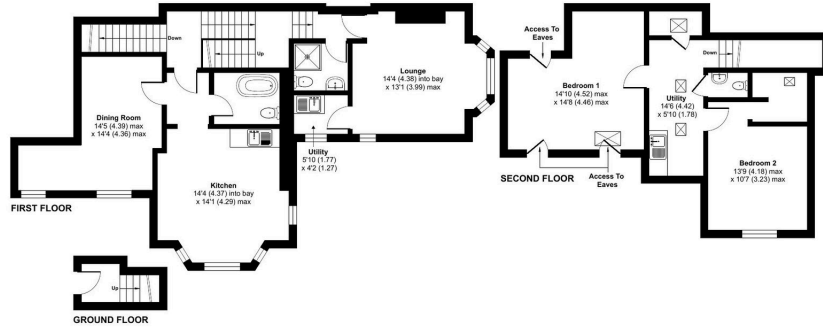
What3Words - chase.rave.assets





Queens Terrace, Totnes, TQ9

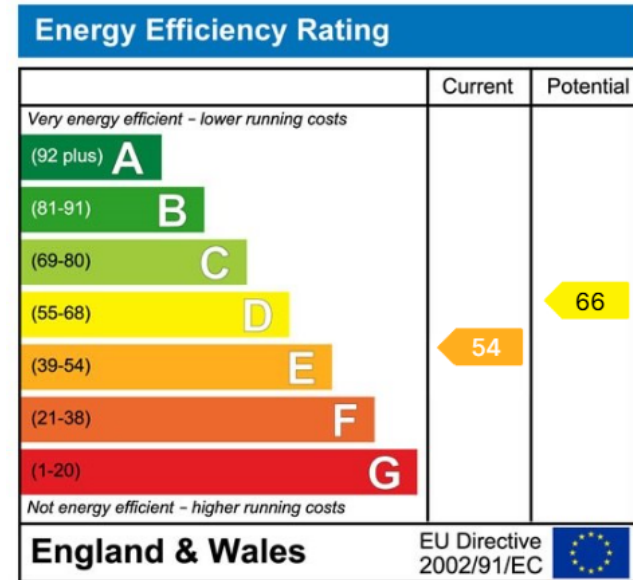
Approximate Area = 1348 sq ft / 125.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rickhcom 2025. Produced for Luscombe Maye. REF: 1346765



- Auction Date: Thursday 4th June
- Renovation Opportunity
- Two bedroom Maisonette
- Bamboo Auction
- Lower Part of House Available
- No Forward Chain Available



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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