



Luscombe Maye

Since 1873

Station Road, Totnes
Guide Price £330,000

3 1 2



DESCRIPTION

Luscombe Maye are delighted to bring to market this three-bedroom semi-detached property situated in the centre of Totnes. This property has the opportunity for improvements and has been newly decorated throughout, with the inherent benefits of a large enclosed rear garden, a short walk into Totnes Town and connections with the mainline railway.

Entering the property, the living room is complimented by dual aspect lighting and double doors onto the rear garden. The kitchen is currently fitted with floor to wall units with a range cooker, sink, and space for a dishwasher and washing machine. The second reception room is light and airy and retains an original fireplace, and would make a great dining room, home study, or even fourth bedroom.

Ascending the stairs, there are two double bedrooms and one single, the doubles being generous in size with the master bedroom enjoying additional wardrobe space. The family bathroom has a bath with fitted shower and vanity unit. A separate WC and linen cupboard complete the upstairs accommodation.

Accessed from the pedestrian path on Station Road, the front garden has space for two flower beds and a side path leads to the rear garden. The rear garden is an idyllic space mainly laid with lawn bordered by a colourful array of mature shrubs and trees with a patio area and garden sheds. There is no allocated parking available, but residents' permits can be acquired. There is also a free residents' parking area a short walk away, which operates on a first-come, first-served basis.

SERVICES

Gas central heating. Mains water, drainage and electricity connected.

PARKING

None. However you can get permits for the local car parks in the immediate vicinity.



3 Station Road, Totnes, TQ9 5JG

Approximate Gross Internal Floor Area = 86.4 sq m / 931 sq ft

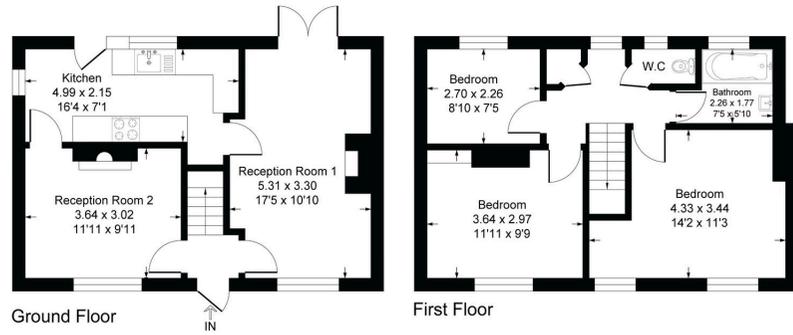
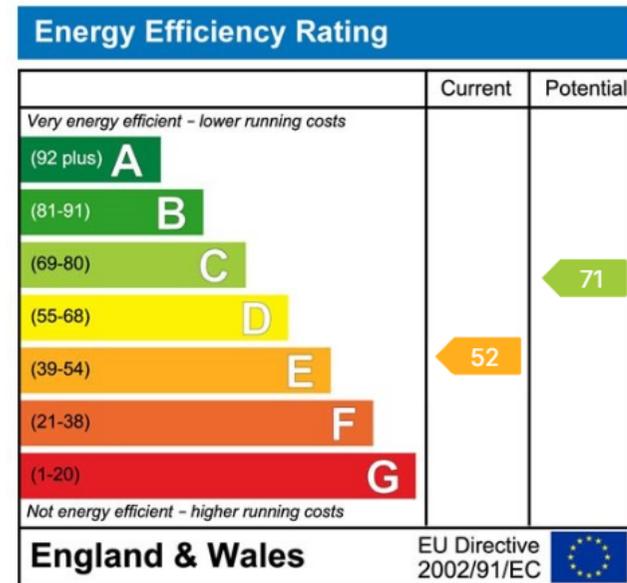


Illustration for identification purposes only, measurements are approximate, not to scale.

- No Forward Chain
- Three Bedrooms
- Rear Garden
- EPC
- Semi- Detached Home
- Walking Distance to Totnes Station & Town
- Two Reception Rooms



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.