



5 Argyle Terrace



STAGS

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Totnes, Devon, TQ9 5JJ

A38 5 miles, Plymouth 24 miles, Exeter 29 miles

A semi-detached characterful home with parking and garden ideally situated for access to Totnes town centre and railway station.

- Convenient Town Location
- 2 Bedrooms & 1 Loft Room
- Parking
- View of Totnes Castle
- Garden
- Character Features
- Open Sitting/Dining Room
- Kitchen/Breakfast Room

Guide Price £335,000

SITUATION

Argyle Terrace is only a short distance from the banks of the River Dart and town centre of Totnes, a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

DESCRIPTION

The property is a characterful and traditional brick, family home forming part of a Victorian terrace ideally situated close to the town centre and train station. The accommodation on the ground floor comprises an open sitting/dining room with working fireplace and a kitchen/breakfast room with French doors leading to the rear terrace. There are three double bedrooms with bedroom one enjoying a wonderful view of the castle and across Totnes and a family bathroom with separate shower. Outside, there is designated parking and an enclosed garden.



ACCOMMODATION

The front door leads to the entrance porch which has space for shoes and coats and a part glazed door opening to the hallway. A timber door leads to the open sitting/dining room which has many wonderful characterful features including a large sash style double glazed window with view of the magnificent Norman castle, working fire place, high ceilings with picture rails and exposed floorboards. The dining area will easily accommodate a good sized dining table and other furniture whilst also benefitting from built in storage and shelving either side of a fireplace and an under stairs cupboard housing the gas fired boiler. The kitchen/breakfast room has a range of floor and wall mounted storage units above and below timber worktops and tiled surrounds. There is space for a range of appliances including; range cooker, fridge/freezer and plumbing for a washing machine and dishwasher. There is also plenty of space for a breakfast table and also French doors opening to a paved terrace making this a perfect spot for alfresco dining.

On the first floor are two bedrooms both of which will easily accommodate a double bed. Bedroom one is of a generous size and enjoys a magnificent outlook across Totnes and towards the castle whilst bedroom two has a built in wardrobe and view over the garden. On the second floor is a loft room which will also accommodate a double bed and has two Velux windows and characterful, exposed roof timbers. The bedrooms are served by a partially tiled bathroom with separate shower, WC, wash hand basin and heated towel rail.

OUTSIDE

To the front opposite the property is a parking space which could be developed further (subject to necessary permissions). Immediately outside the front of the property is a terrace which enjoys a sunny, south facing orientation. To the rear is a paved terrace with a railway sleeper set of steps leading to the garden which is mostly laid to lawn and is bordered by a variety of mature shrubs providing a wealth of colour.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From the Stags Totnes office, head towards Dartington passing Morrisons Petrol Station on the left-hand side. Go over the railway bridge and turn left immediately after the tyre shop signposted St. Johns Terrace / Argyle Terrace. The property will be found on the right hand side towards the end of the road.





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