



5 Argyle Terrace



# 5 Argyle Terrace

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
- Parking
- Garden
- Open Sitting/Dining Room
- 2 Bedrooms & 1 Loft Room
- View of Totnes Castle
- Character Features
- 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.

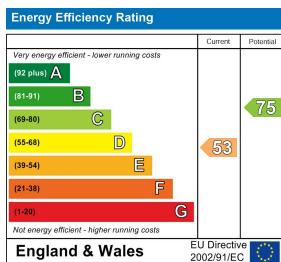
## VIEWING

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.

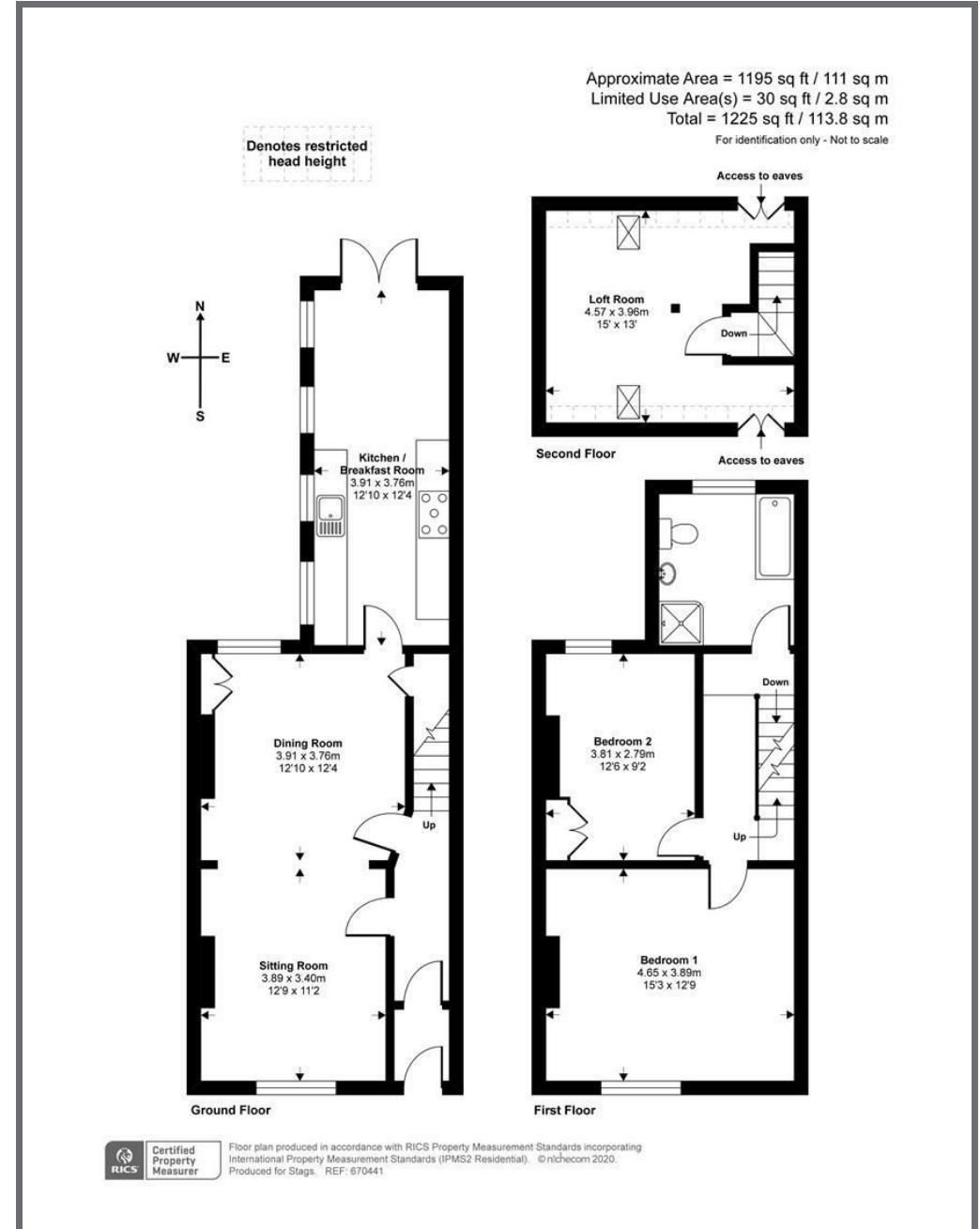




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