



10, Plymouth Road



10, Plymouth Road

, Totnes, Devon TQ9 5PH

A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

A handsome Grade II Listed property just a short walk from Totnes town centre

- Georgian Terrace Property
- Close to Amenities
- Accessible Location
- Ample Reception Space
- Freehold
- 2281 sqft of Accommodation
- Views Across Totnes
- 6 Bedrooms
- Charming Garden
- Council Tax Band E

Guide Price £725,000

SITUATION

The property is only a short distance from the 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

10 Plymouth Road is an excellent example of an attractive Georgian property which has been generously updated over the years to create a fine family home.

Situated across four storey's the property enjoys an abundance of accommodation plus a range of original features from exposed floorboards to fireplaces. The property has retained more than ample garden space plus the luxury of a short walk to the town centre.



ACCOMMODATION

The ground floor features two spacious reception areas currently configured to create a sitting and a dining room with attractive feature fireplaces and traditional sash windows providing plenty of light into the property. To the rear of the property is the 'galley-style' kitchen, with traditional style cream wall and base units accompanied by solid wood worktops providing plenty of storage together with space for appliances.

On the first floor there are two double bedrooms, with the front bedroom enjoying two sash windows providing a pleasant aspect towards the surrounding countryside. The other double bedroom serves as the master bedroom, with an outlook across the garden together with an en-suite shower room comprising a shower, airing cupboard, wash basin and WC.

The second floor features two further bedrooms situated to the front of the property enjoying a wonderful view across the town, Totnes Castle and towards the Dartmoor National Park. In addition, there is a study situated to the rear as well as a family bathroom consisting of a shower, bath, wash basin and WC. The third floor features two further double bedrooms with skylights and exposed beams plus excellent views from the front aspect.

OUTSIDE

To the front of the property is an ornate garden with a mixture of decorative shrubs and spring bulbs.

To the rear of the garden is a small courtyard leading on from the rear door with steps rising to the main garden. A path meanders through the garden passing flower beds suitable for a wide array of bedding plants, pots or vegetables before reaching a traditional stone building providing a useful dry store.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

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

VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

On leaving Stags office, proceed up Fore Street and pass under the arch onto the High Street. Continue through The Narrows and turn right onto Plymouth Road. Number 10 will be found on the left-hand side.

What3Words: contain.polishing.overgrown



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		44	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454

