



STAGS

2 Orchard
Terrace

2 Orchard Terrace, Totnes, TQ9 5EY

A well presented Grade II listed two bedroom cottage set in a convenient location.

A38 6 miles Torbay 6 miles Exeter 29 miles

- Two bedrooms
- Well presented
- Recently redecorated
- Garden and decking
- Kitchen Breakfast Room
- Desirable Location
- Investment opportunity

Guide price £275,000



SITUATION

The property is situated in an enviable position and short walk to all that Totnes has to offer. This important South Hams town is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. Totnes is a bustling market town with a range of independent shops and recreational facilities.

The facilities in Totnes include a wide range of good local schools, two supermarkets, an interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and the Norman Castle. The mainline railway station is a short stroll away with direct services to London Paddington.

Totnes allows easy communication with the rest of the country. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and beyond. Torbay, with its Grammar schools and beaches, is within easy reach.

DESCRIPTION

Meadow Cottage, 2 Orchard Terrace has recently been redecorated throughout including new carpets. The property offers well-proportioned accommodation with two double bedrooms and bathroom and is set in a slightly elevated position with views of the surrounding countryside. There is decking and a garden area to the rear. Viewing is highly recommended to appreciate the finish of the property.

ACCOMMODATION

Solid wooden stable door to the main sitting room with front aspect, a feature stone chimney breast houses an inset gas fire. A doorway through to the kitchen with range of wall mounted and under counter units, space for dishwasher and washing machine, a gas cooker and space for a good sized fridge/freezer inset in to the kitchen units. The kitchen boasts good ceiling height, plenty of natural light and service hatch to the main sitting room. A double glazed door opens to the rear courtyard with some storage space and a useful outside tap.

Stair case leads to first floor. Bedroom one offers space for a double bed as well as space for wardrobes and storage drawers. Rear aspect window and a double glazed door leads out to the terrace, garden and decking, Access to the garden is over a boardwalk/decked area. Bedroom two is a good sized double room and has front

aspect window with views over Totnes town and surrounding countryside. There is secondary glazing and additional storage space.

Bathroom with a good sized shower, wash hand basin and WC. Velux window allow lots of natural light.

OUTSIDE

Glazed door leads out on to decking and a walkway leads up to a round decking area ideal for al fresco dining. A further terrace area provides a herbaceous borders, stone walling beyond.

To front of the property there is vehicular and pedestrian access which could provide informal parking.

SERVICES

Mains electricity, water, gas and drainage.

AGENTS NOTE

Residential Lettings and Management - if you are considering investing in a Buy to Let or letting another property and require advice on current yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01803 866130.

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

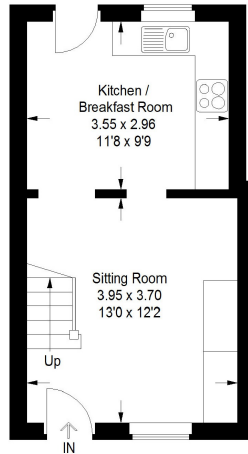
Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

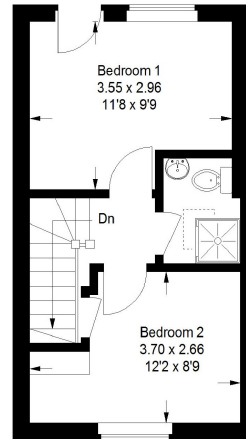
From the Plains at the foot of Totnes town centre, walk parallel to the river (with it on your left) and at the right hand bend, continue around then left into Warland.

Follow the road along the level just as it starts to rise, Orchard terrace can be found on your right, go up the tarmacadam drive and the cottages can be found on your left.

Approximate Gross Internal Area = 50.9 sq m / 548 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars are a guide only and should not be relied on for any purpose