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01803 865454 | [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

Totnesia, 1a Manor Way  
Totnes, TQ9 5HP

An attached two bedroom bungalow, centrally located in Totnes with garden and parking

A38 6 miles   Torbay 6 miles   Exeter 29 miles

• Good sized dual aspect sitting room • Two reception rooms • Two bedrooms • Garden • Parking for 2+ vehicles • Investment opportunity •

**Guide price £275,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

Totnesia is situated in a highly sought after residential area within level walking distance to Totnes town centre. The property is also conveniently positioned for good access to Totnes train station. Totnes is a bustling market town full of interest and with a range of independent shops and recreational facilities.

The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station 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 the country beyond.

## DESCRIPTION

Totnesia is located in an enviable, level position, just off Totnes Fore Street. The property offers driveway and parking and a level lawn.

There is a good sized sitting room, two double bedrooms and solid wooden floor. Totnesia would benefit from further improvements.

## ACCOMMODATION

Glazed porch to entrance hall with tiled floor, built in cupboards, airing cupboard with electric heater. Door to WC and wash hand basin. Glazed door to sitting room with dual aspect windows and views over the front driveway and gravelled garden area. Good ceiling height. Glass double doors leading to terrace and garden area, Feature fireplace with stone hearth and surround and inset fire.

Office/dining room. Door to bathroom with bath, WC, wash hand basin and partially tiled walls. Kitchen with range of floor and eye level units with gloss finish. 4-ring hob and built in electric oven,





space for washing machine and fridge, window with borrowed light from the conservatory.

Rear hallway leads to bedroom 1 with some exposed original solid wooden flooring, view over the front driveway. Built in wardrobe. Step down to bedroom 2 with window and door opening to the garden room/conservatory which has access to the rear garden.

### OUTSIDE

Accessed over a tarmacadam driveway offering parking for 2+ vehicles. Brick wall and trellis surround, mature herbaceous borders to either side and gravelled ideal area for pots.

Gated entrance to the side of the property leading to rear garden which offers small patio area for alfresco dining, Lawn area and small covered terrace. Garden shed and side storage off the conservatory and bedroom 2.

### SERVICES

Mains electricity, water, drainage, gas.

### 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](mailto:customer.services@southhams.gov.uk).

### VIEWING

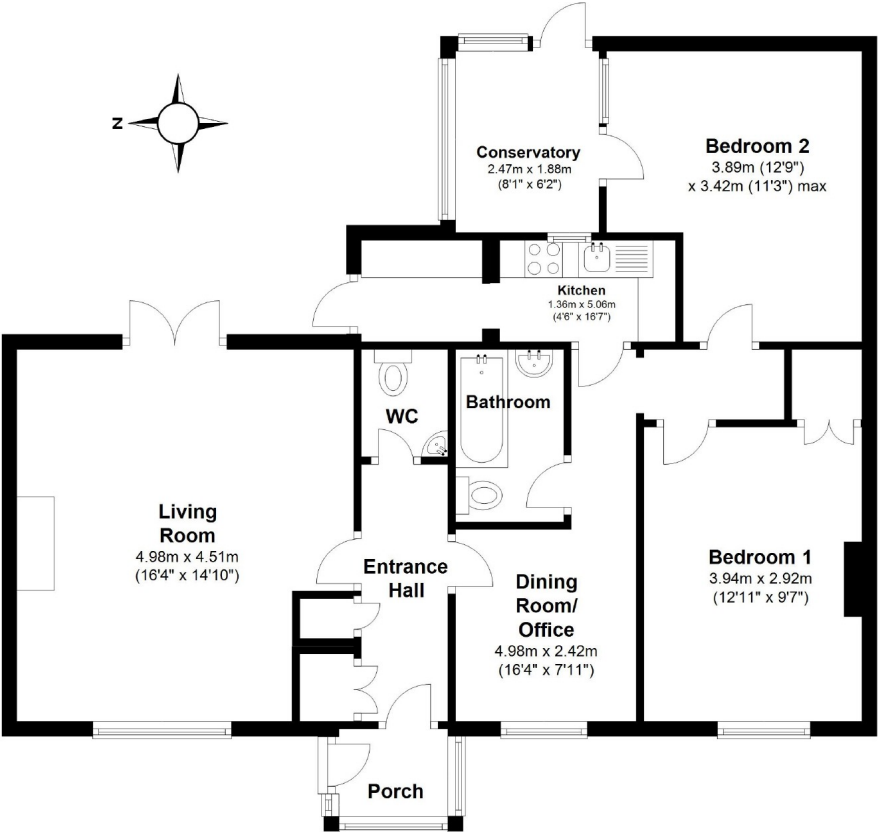
Strictly by prior appointment with Stags Totnes property office on 01803 865454

### DIRECTIONS

From our office proceed along Coronation road toward the round about. Take the first exit into Station Road continue and the property can be found a short distance on the left.



Totnesia, 1A Manor Way, Totnes  
Approx. 81.4 sq. metres (875.7 sq. feet)



Total area: approx. 81.4 sq. metres (875.7 sq. feet)



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
Tel: 01803 865454  
Email: totnes@stags.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		85
69-80 <b>C</b>		
55-68 <b>D</b>	60	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	