STAGS



11 Bank Lane

11, Bank Lane, Totnes, Devon TQ9 5EH







A38 6 miles; Plymouth 25 miles; Exeter 29 miles

A three bedroom freehold home with private garden, set in the heart of Totnes and offering excellent scope for refurbishment

- Central Totnes location
- Three bedroom terraced home
- Approximately 914 sq ft of accommodation
- Private enclosed rear garden
- Shared courtyard approach
- Scope for refurbishment
- Ground floor cloakroom/WC
- Offered with no onward chain
- Freehold
- Council tax band C

Offers In Excess Of £300,000

SITUATION

Bank Lane is situated in the very heart of Totnes, one of Devon's most attractive and historic market towns, renowned for its characterful streets, independent shops, cafés, restaurants and vibrant community atmosphere. The town has long been regarded as one of the South Hams' most desirable locations, combining a rich architectural heritage with excellent day-to-day amenities and convenient access to the surrounding countryside.

Totnes lies on the River Dart and is well placed for the South Devon coast, Dartmoor National Park and the wider South Hams. The town also benefits from a mainline railway station, providing connections towards Exeter, Plymouth, London Paddington and beyond.

DESCRIPTION

Offering an exciting opportunity in a central Totnes setting, 11 Bank Lane is a three bedroom home with a private rear garden and considerable potential for refurbishment.

The property forms part of a terrace and is approached via a shared courtyard to the front. The accommodation extends to approximately 914 sq ft and is arranged over two floors, with a practical layout that includes a kitchen, sitting room, ground floor cloakroom, three bedrooms and a first floor bathroom. The house would now benefit from refurbishment, giving purchasers the opportunity to enhance and modernise the accommodation to suit their own requirements.

The property is freehold and is offered with no onward chain.

ACCOMMODATION

The front door opens into an entrance hall with stairs rising to the first floor and access to the ground floor accommodation.

The kitchen is positioned to the front of the property and provides a good-sized working space, with a useful store cupboard. To the rear, the lounge enjoys a pleasant outlook towards the garden and has a door opening directly outside. A ground floor cloakroom/WC completes the ground floor accommodation.

On the first floor, the landing gives access to three bedrooms and the bathroom. Bedroom one is positioned to the front of the property, while bedrooms two and three are arranged to the rear. There is also a built-in storage cupboard on the landing. The bathroom is fitted with a bath, WC and wash hand basin.

OUTSIDE

The property is approached via a shared courtyard which provides access to the front door. There is no allocated parking.

To the rear, the property enjoys a private enclosed garden, an appealing feature for a home in such a central town setting. The garden is principally laid to lawn with planted borders, a pathway and boundary fencing, together with a stone wall forming one side of the enclosure.

SERVICES

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

According to Ofcom ultrafast broadband is available with speeds of up to 1800 Mbps download and 900 Mbps upload. Networks listed are Airband and Openreach. Mobile coverage results for EE, O2 and Vodafone show good outdoor coverage with variable in-home coverage, while Three shows good outdoor and in-home coverage.

DIRECTIONS

With the Stags Totnes office on your left, walk down to the mini roundabout and turn right into Fore Street. Continue a short distance uphill until you reach Peacocks on your right. Bank Lane is directly opposite. Proceed on foot past Gothic House, where a concealed gate on the left provides access to the property.







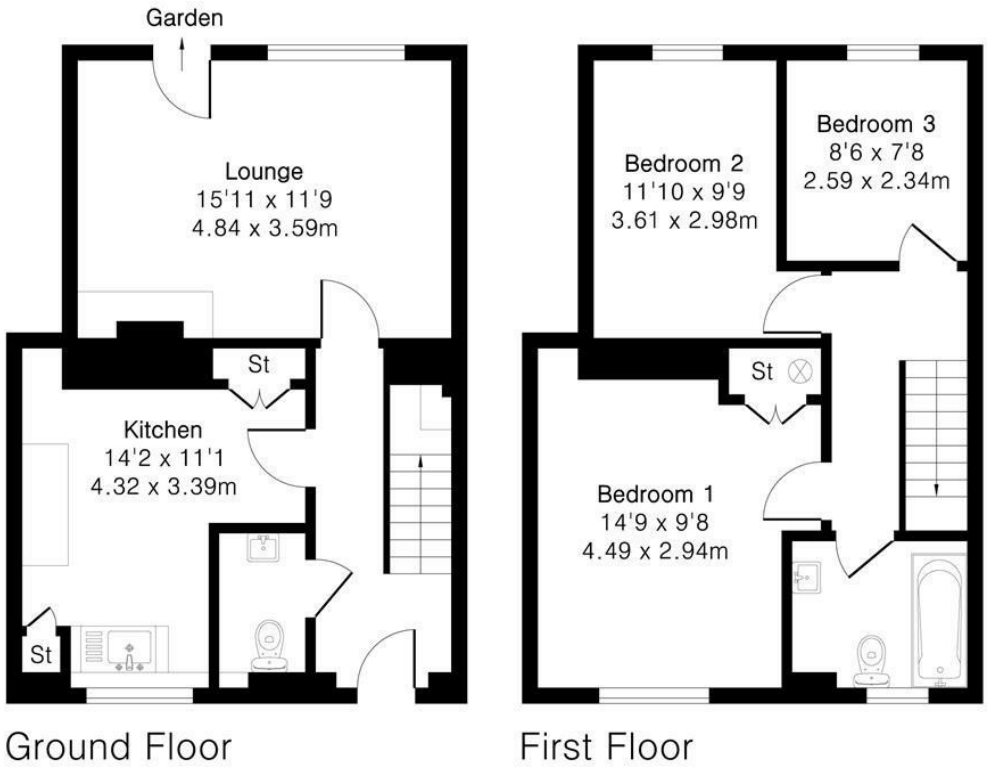




Approximate Gross Internal Area 914 sq ft - 84 sq m

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 457 sq ft – 42 sq m



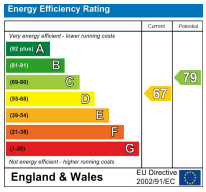
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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