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01803 865454 | totnes@stags.co.uk

Haven Cottage, 92b High Street Totnes, TQ9 5SN

A completely renovated property with south facing courtyard
in a tucked away Totnes location

A38 6 miles Torbay 6 miles Exeter 29 miles

- Two ensuite bedrooms; one with bathroom, one with shower room
- Good size open plan living/dining area
- Ground floor WC
- Kitchen/breakfast room
- South facing private courtyard

Guide price £265,000

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SITUATION

Haven Cottage is tucked away within the top of old town in The Narrows. The property has good access to Totnes mainline railway station and access to the A38 and beyond.

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

Haven Cottage is set back off the High Street just a short stroll from Totnes High Street and Fore Street. The property has been fully refurbished and offers a rare opportunity to acquire a bolt hole in a quiet backwater.

ACCOMMODATION

Partially glazed wooden front door into the main living area has good ceiling heights, modern light fittings and stainless steel and glass light fitting, some original beams and plenty of natural light. There is a full length recess which is a lovely focal point and ample space for soft furnishings and dining table. Useful understairs cupboard.

Door to ground floor WC with room for additional storage and houses the gas combi-boiler. Original solid wooden door leads



through to the kitchen/breakfast room with a range of wall and base units with extractor hood and space for built in oven and hob or freestanding electric cooker. Space for washing machine. Inset spotlights. This area is a particular feature of this superb apartment with doors opening to a private south facing walled courtyard.

On the first floor there is a Velux window affording much natural light to the landing and vaulted ceilings. Two good size double bedrooms, both with ensuite facilities. The main bedroom has vaulted ceiling and partial A-frame beam, inset spotlight and original warehouse delivery doors opening inwards and storm porch over.

Ample space for additional wardrobe cupboard space. Ensuite bathroom and shower over and vaulted ceiling, Velux window and spotlights. The second double bedroom has vaulted ceiling, spotlights, Velux window and has an ensuite corner shower unit.

OUTSIDE

Off the kitchen/breakfast room is a private south facing walled courtyard.

SERVICES

Mains electricity, water, drainage and gas.

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

Proceed up Fore Street and as the road bears left, continue and turn left directly after Harris and Son, the cottage then can be found on the left.



92b High Street, Totnes

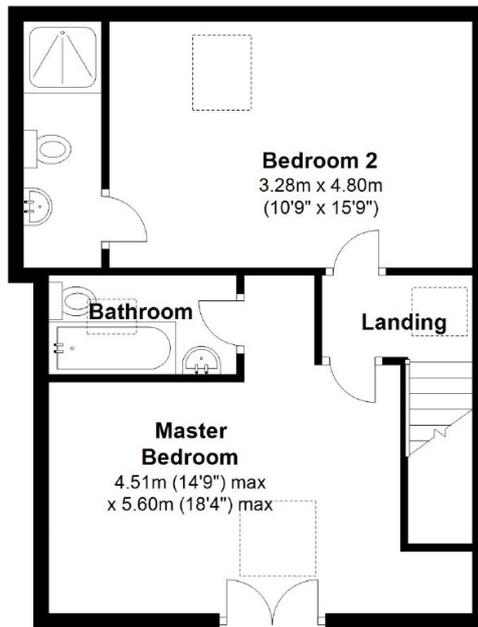
Ground Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 91.4 sq. metres (984.0 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)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	