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11a Castle Street
Totnes, TQ9 5NU

The first and second floor of a Grade II Listed spacious maisonette, located in the heart Totnes

A38 6 miles Torbay 6 miles Exeter 29 miles

• Grade II listed apartment • Two bedrooms • Large living/dining/kitchen • Bathroom • Central Totnes location •

Offers in excess of £235,000

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SITUATION

Castle Street is one of the most historic roads in Totnes with excellent access to the wide range of individual shopping outlets, eating venues/public houses and recreational/cultural facilities on offer.

Within walking distance of the property is the railway station that is sited on the main line that links Penzance with London Paddington.

To the west, flanking Dartmoor National Park, is the A38 Devon Expressway for travelling to Plymouth, Exeter and beyond via the M5 Motorway. Plymouth has a ferry port providing services to Roscoff in France and Santander in Spain, whilst Exeter possesses an international airport.

In the opposite direction, to the east are the attractive resort towns of Torbay and to the south the beautiful South Hams countryside and coastline.

From the rear of the maisonette a clear view up to Castle Keep is enjoyed and at the front a typical Totnes roofscape outlook to the countryside in the distance.

DESCRIPTION

The maisonette forms parts of a Grade II Listed early 19th Century terrace, although the origins are believed to be much older as barracks/stables associated with the castle. It is far more spacious than it appears to be from the roadside elevation with well proportioned rooms and a light and airy feel. It is equipped with gas central heating.

The present owner has made various improvements to the exterior of the building in recent years leaving scope for enhancement internally.



ACCOMMODATION

Ten steps up to the entrance door. Living room has a gas fire (not tested) with mantle above. Fitted cupboards to one alcove and further cupboard and shelving to the other. Deep built-in understairs cupboard.

Kitchen has fitted range of oak fronted floor/wall cupboards, drawers, shelf, laminate work surfaces and inset stainless steel single drainer sink having a mixer tap. Provision for a gas cooker, plumbing for a washing machine and space for a refrigerator. Partly tiled walls. Extractor fan.

Two double bedrooms. Bathroom with bath and shower attachment, basin and WC. Extractor fan (not tested), radiator and partly tiled wall. There is a second floor leading to a sitting/dining room/kitchen.

SERVICES

All mains services connected. Gas central heating

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 Fore Street, walk up hill under the East Gate arch on to High Street. Follow this road up to the top of the hill and take the turning on the right on to Castle Street. 11A Will be found down this road on the left hand side by Totnes' Castle entrance.



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