

A CHARMING AND SPACIOUS PERIOD TERRACED COTTAGE WITH UNSPOILT CHARACTER FEATURES AND A GOOD SIZED REAR GARDEN.



19a Cistern Street

Totnes

Devon

TQ9 5SP

Offers in the Region Of
£319,950

Ref: DRO1606

* TERRACED COTTAGE * 2 BEDROOMS * CHARACTER FEATURES * CHARMING AND SPACIOUS *
LOVELY REAR GARDEN * ATTIC ROOM *



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

A charming and spacious period terraced cottage with unspoilt character features and a good sized rear garden.

DESCRIPTION

19a Cistern Street is an exceptionally attractive period family cottage offering 2/3 bedroomed accommodation that includes a large attic room, two delightful first floor bedrooms and two ground floor reception rooms with original cupboards, panelled doors, period fireplaces and old quarry tiled flooring. The character is complemented by gas central heating and a traditional vintage style kitchen. Outside is a seating area and pretty part walled garden that backs onto other historic neighbouring cottages. To conclude; 19a Cistern Street is a most appealing family sized character home a short walk from The Narrows and beautiful High Street.

SITUATION

19a Cistern Street occupies a slightly elevated position in Cistern Street, in the top end of Totnes. This ancient market town is famed for its fine period buildings, colour and diversity. There is an interesting range of small shops, cafes, restaurants, galleries and excellent educational provision. Nearby Dartington Hall, about 2 miles, is a celebrated centre for the performing arts and progressive education. The surrounding South Hams countryside is ideal for outdoor pursuits and the beautiful South Devon coast is within short motoring distance. In addition, Totnes benefits from a mainline railway station to London Paddington.

ACCOMMODATION

Panelled front door to:

ENTRANCE HALL/CROSS PASSAGE

Part dado boarding. Coat hanging space, electric and gas meters, exposed beams, quarry tiled floor. Glazed door to rear garden and old panelled inner doors to:

SITTING ROOM *10' 6" x 6' 7" (3.20m x 2.01m)*

Front aspect window with deep sill, part dado boarding, tiled 1930s fireplace, fitted bookshelves, painted period floorboards, radiator and inner lobby to stairs.

DINING ROOM *10' 6" x 16' 1" (3.20m x 4.90m)*

Rear aspect window with deep sill and exposed beam. Painted dado boarding, incorporating fireplace and stove, large side cupboard. Chequered quarry tiled floor. Radiator. Passage leading to:

KITCHEN

Side aspect windows, fitted with a range of base units, wood block worksurfaces, enamel sink unit, storage shelves, gas cooker point, plumbing for dishwasher, appliance space, quarry tiled floor, radiator. Half glazed door to outside and part glazed inner door to:

UTILITY ROOM/CLOAKROOM

Rear aspect window. Butlers sink with mixer taps and beech worksurface, plumbing for washing machine. W.C. Radiator and quarry tiled floor and fitted wall shelves. Stairs from Inner Lobby (previously mentioned) to:

FIRST FLOOR LANDING

With hatch to roof space and old panelled doors to:

BEDROOM 1 10' 6" x 15' 1" (3.20m x 4.59m)

Rear aspect window with outlook over garden. Former fireplace (sealed by old bricks) with original surround. Part dado boarding. Radiator. Door to:

INNER LANDING

With panelled doors to:

BATHROOM

Light coloured suite, comprising panelled bath with chrome shower unit above, pedestal wash basin with mirrored cabinet above, airing cupboard housing gas combination boiler for central heating and hot water. Heated towel rail and W.C.

BEDROOM 2 9' 10" x 12' 2" (2.99m x 3.71m)

Front aspect room with original fireplace (boarded). Radiator. Delightful period boarding with paned window and door to second floor staircase to:

ATTIC ROOM 18' 1" x 20' 4" (5.51m x 6.19m)

Exposed roof beams, part restricted headroom, velux window, central chimney stack, under eaves cupboards and radiator.

OUTSIDE

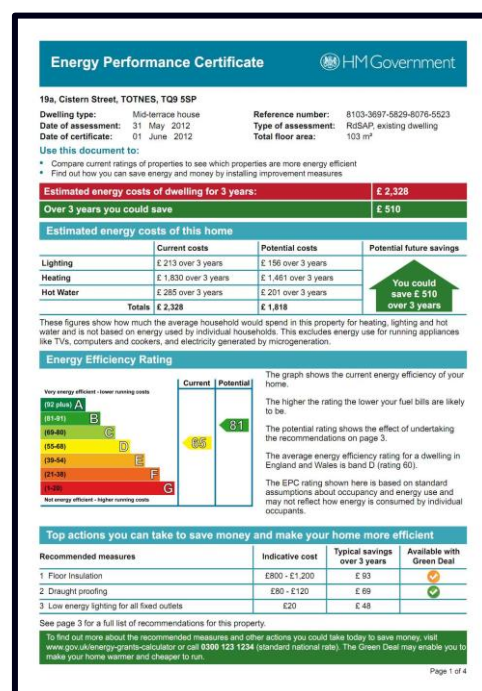
To the rear of the property (approached from Entrance Hall and Kitchen, previously mentioned), is a concrete seating area enclosed by period stone walls, raised beds with shrubs and flowers leading up to a walled garden with lawn, further shrub borders, garden store and surrounding outside storage. Outside tap.

DIRECTIONS

From Rendells offices in Fore Street, proceed uphill, under the arch and into High Street. Continue past the church, the Butterwalk and beyond the Narrows. Take the left into Rotherfold and Cistern Street is straight ahead and number 19a will be seen on the left hand side.

Viewing Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing appointment for this property or require further information.

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



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