



Luscombe Maye
Since 1873

Leechwell Street, Totnes

Guide Price £485,000

3 2 2



DESCRIPTION

Luscombe Maye are delighted to present this enchanting Grade II Listed three-bedroom townhouse, ideally situated in the vibrant heart of historic Totnes. Arranged over three characterful floors, the property combines period charm with practical living, featuring stripped floorboards and eco-friendly paints throughout. The ground floor offers a welcoming hallway, an elegant dining room currently used as an office/snug, and a well-equipped kitchen with a Rangemaster cooker and integrated dishwasher. To the rear, the impressive living room boasts Velux windows, a feature stone wall, and direct access to the terraced garden.

The first floor provides two generous double bedrooms, both benefiting from original fireplaces and large sash windows, alongside a family bathroom. Occupying the top floor, the principal bedroom features exposed beams, dual-aspect Velux windows, useful under-eaves storage, and a private ensuite shower room. Outside, the west-facing tiered patio garden offers a peaceful retreat, perfect for outdoor dining and relaxation. Residents' parking permits are available locally for £35 per annum.

DIRECTIONS

What3Words - [pages.adapt.unlimited](https://www.what3words.com/)





- Terraced House
- Grade II Listed
- Three Double Bedrooms
- Tiered Rear Patio
- Highly Sought After Location
- Separate Dining Room
- Recently Refurbished Throughout
- Walking Distance to Totnes High Street
- Period Features Throughout

 **Luscombe Maye**
Since 1873



Use the QR code for further "Material Information" about this home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

 **Luscombe Maye**
Since 1873

Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com