



Luscombe Maye
Since 1873

Leechwell Street, Totnes

Guide Price £475,000

3 2 2



DESCRIPTION

Luscombe Maye are delighted to present this enchanting Grade II Listed three-bedroom townhouse, perfectly positioned in the vibrant heart of historic Totnes. Spread across three characterful floors, the property offers spacious and adaptable accommodation, stripped floorboards and decorated with eco paints throughout, celebrating its period charm at every turn.

Step through the porch into a welcoming hallway that guides you to the principal living spaces. At the front of the home, the elegant dining room (currently used as an office/snug) is bathed in natural light from a traditional sash window and showcases classic features including picture rails and an original fireplace—creating an inviting setting for family meals and entertaining. The well-appointed kitchen features a Rangemaster cooker, sink with view over the rear patio, integrated dishwasher, and dedicated spaces for a fridge/freezer and washing machine.

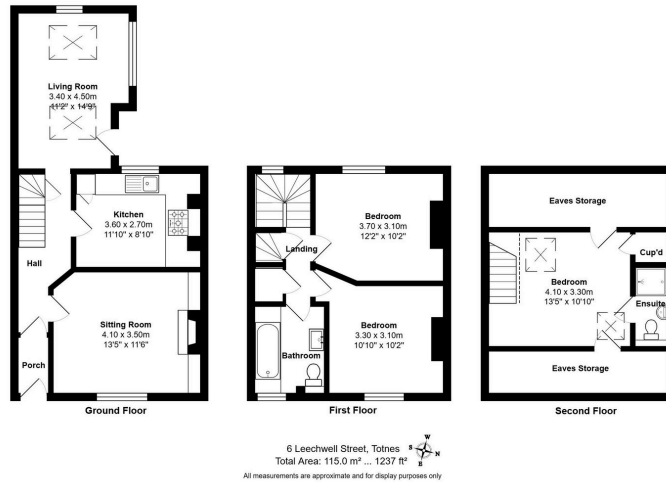
To the rear, the living room is a true highlight, boasting impressive Velux windows, a striking feature stone wall, and door onto the terraced garden.

The first floor reveals two spacious double bedrooms, each enhanced by generous sash windows and charming original fireplaces. A family bathroom fitted with a bath and overhead shower, WC, and hand basin, along with useful understairs storage, completes this level. Rising to the top floor, the master bedroom with exposed beams enjoys dual-aspect Velux windows, under-eaves storage, and a private ensuite with shower, WC, and hand basin.

Outside, the west-facing, tiered rear patio offers a tranquil retreat bordered by mature shrubs and trees—an ideal spot for alfresco dining or relaxing in the afternoon sun. Although the property does not include dedicated parking, residents' permits are available for just £35 per annum, offering convenient access to nearby parking areas.

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

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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		