

Established

**RENDELLS**

1816



**Bank Cottage, 3 Bank Lane, Totnes, TQ9 5EH**

**Guide Price of £360,000**

This town centre period cottage is a true hidden gem located right in the historic part of Totnes town centre with a south facing level garden.

DRO02673

Rendells - Totnes  
57 Fore Street, Totnes, Devon, TQ9 5NL  
T: 01803 863888  
E: [totnes@rendells.co.uk](mailto:totnes@rendells.co.uk)  
[www.rendells.co.uk](http://www.rendells.co.uk)



---

## Situation

Bank Lane connects Fore Street in central Totnes with Victoria Street. Hence it is in walking distance of the wide range of individual shopping outlets, eating venues/public houses and recreational /cultural facilities that Totnes has to offer. The town also has regular bus services and a railway station sited on the mainline that links Penzance with London Paddington.

## Description

Features include the well-proportioned and quirky accommodation as well as the 100ft rear garden where there is a studio building/workshop. It is equipped with gas central heating and part secondary double glazing. There is scope for improvement.

## Accommodation

Door to:-

## Entrance Lobby

Staircase to the first floor and door to:-

## Inner Hall

Two understairs storage cupboards. Six steps lead up to the kitchen/dining room. Doors lead off to the living room and to the:-

## Rear Porch

Doors to the garden, boiler room and to the:-

## Cloakroom/W.C.

With wall mounted basin and W.C. Electrically heated towel rail and water heater (not tested). Small window.

## Living Room 15'9" x 13'10" (4.80m x 4.21m)

Open fireplace. Coved ceiling. French doors lead out to the south facing rear garden.

## Kitchen/Dining Room 16'6" x 10'3" (5.02m x 3.12m) maximum, plus the depth of the alcove cupboards in the dining area.

(Maximum, plus the depth of the alcove cupboards in the dining area.) Stainless steel sink unit, floor and wall cupboards. Provision for an electric cooker and plumbing for a washing machine. Two windows to the easterly elevation. Six steps up to:-

## Bedroom 2 11'7" x 10'7" (3.53m x 3.22m) including the depth of the built in the shelved cupboard in one corner.

Shower tray and electric shower unit. Windows to the east and west.

## First Floor

## Landing

Arched display niche. Window affording a delightful outlook over the rear garden to the hills in the distance.

## Bedroom One 15'7" x 10' (4.74m x 3.04m) plus the depth of the built in wardrobes to one wall which have clothes rails and fitted shelving.

(Plus, the depth of the built in wardrobes to one wall which have clothes rails and fitted shelving.) A lovely view over the rear garden, to the southern elevation, is enjoyed from this room.

## Bathroom/W.C. 13'2" x 7'5" (4.01m x 2.26m) maximum

Panelled bath having shower attachment. Pedestal basin, bidet and W.C. Built in airing cupboard housing the hot water cylinder and slatted shelving. Further storage cupboards. Fully tiled walls.

## Outside

At the rear of the house is a truly delightful south facing level garden. It is around 100ft long and has been attractively landscaped to provide patio areas, an expanse of lawn and a profusion of established trees, shrubs and smaller plants. A pathway leads to the foot of the garden where there is a pedestrian gate leading out onto Bank Lane.

## Studio Room/Shed/Workshop 13' 2" x 7' 3" (4.01m x 2.20m)

Economy 7-night storage heater and window overlooking the garden.

## Tenure

Leasehold Term 999 years from 23rd May 1984. Ground rent £1.00 per annum. The Freeholder is Well Pharmacy.

## Services

Mains gas, water, electricity and drainage. Gas central heating.

## Council Tax      Energy Performance Certificate

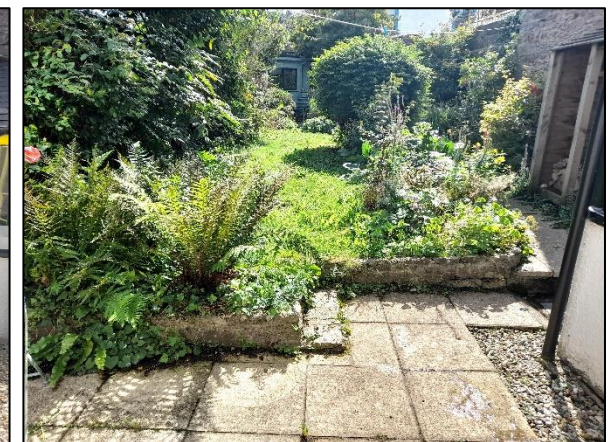
Band D.              Energy performance rating E.

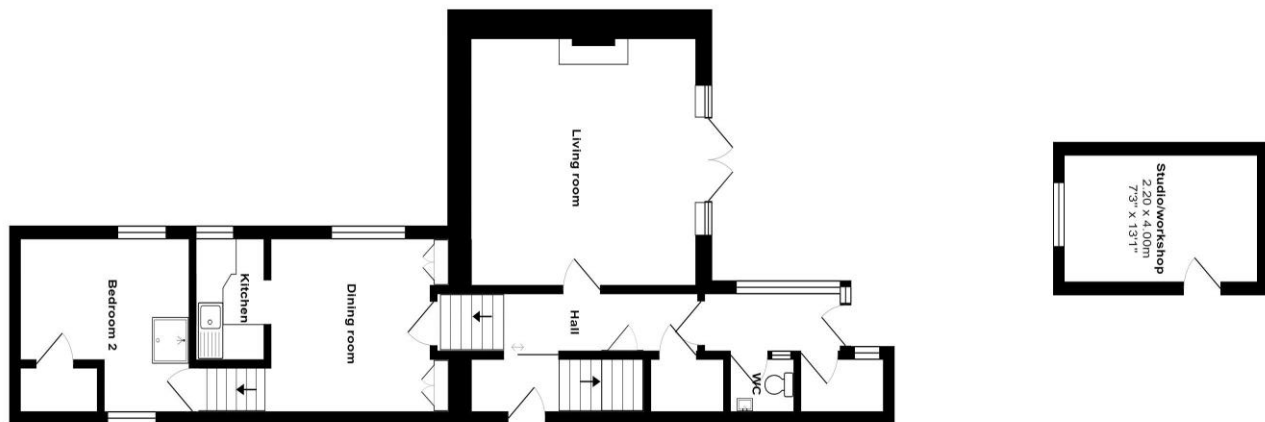
## Viewing

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions

From our office on Fore Street walk down hill and Bank Lane will be found on the right-hand side. Bank Cottage is the first property on the left-hand side. What Three Words: <https://w3w.co/gymnasium.sprayer.other>





Bank Cottage, 3 Bank Lane, Toines  
 Total Area: 101.5 m<sup>2</sup> ... 1093 ft<sup>2</sup> (excluding studio/workshop)  
 All measurements are approximate and for display purposes only

#### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

