



4 The Quay, Tuckenhay
Totnes, Devon, TQ9 7EQ

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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Situated in the village of Tuckenhay on the banks of Bow Creek, 4 The Quay offers a bright and practical home with the benefits of riverside living; amazing river views, access to the water and quayside mooring.

The accommodation is arranged over 4 floors with a good sized garage on the ground floor perfect for storing boats, canoes, SUP's with a toilet and utility room with plumbing for a washing machine, and separate kit room. On the first floor are two double bedrooms, a shower room and a bathroom both recently refurbished. The front bedroom has delightful views of the river. Substantially updated over the last few years, the house has been remodelled to create a large open plan living room on the third floor. The corner kitchen has granite worksurfaces, integrated appliances with seating at the counter for those who like to cook and chat to their guests. Glass doors lead out to the balcony with views of the river, sufficient to house a table and chairs for outside dining.

A staircase leads from the corner of the living room to the 4th floor where the mezzanine provides a cosy space to relax or a sofa bed for guests.

With ample parking and shared slipway the property provides the perfect place to try out new watersports, do a bit of crabbing on the quayside or just watch the wildlife. Perfect as lock up and leave holiday home or Devon riverside home.

Services: Mains electric, water and drainage. Electric heating.

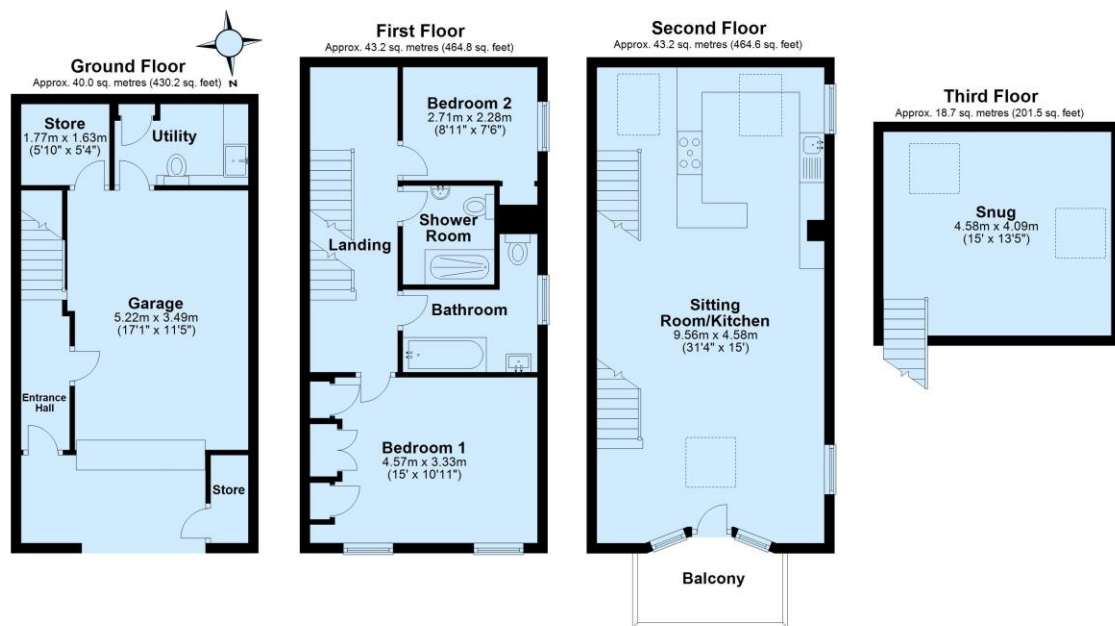
The Quay is situated within the charming village of Tuckenhay and just beyond the well reputed Maltsters Arms public house. The property has close proximity to Bow Creek, which is owned by The Duchy of Cornwall and Crownley Woods beyond which is owned by The National Trust. The creek is tidal but navigable by small boats for about 3 hours either side of the high tide. The creek is a tributary of the River Dart estuary, Dartmouth being some 6 miles distant and Totnes with all it's facilities about 4 miles. Tuckenhay is conveniently located for Totnes town, the commercial centre for the South Hams. This part of Devon is renowned for it's outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

KEY FEATURES

- NO CHAIN
- Beautiful waterside location
- Balcony with stunning views
- 2 Double bedrooms
- Garage and utility
- Bright open plan living space

BEDS 2 | BATHS 2 | RECEPTS 2 | EPC E | COUNCIL TAX Band F | TENURE Freehold

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DIRECTIONS

From the Totnes office of Marchand Petit proceed along Station Road heading towards Dartington. At the first set of traffic lights turn left sign posted for Dartmouth and Kingsbridge. Proceed up the by-pass and after passing the Toll House turn left sign posted for Ashprington and Tuckenhay. Follow this through Bowden Pillars and proceed towards Ashprington. Turn right at the cross roads and follow the signs for Bow Bridge, pass over the bridge by the Watermans Arms public house follow the road round to the left and travel along to the Maltsters Arms public house. After the 30 mph sign turn left by a thatched cottage. This is signed The Quay strictly private. Proceed in, bear left and park at the far end of the car park.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. 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 any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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