



8 The Quay
Tuckenhay, Totnes, TQ9 7EQ

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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Situated overlooking Bow Creek, a well-presented two bedroom apartment currently used as a second home. The property sits within the village of Tuckenhay and is just a short drive from Totnes town. The apartment comprises large sitting/dining room with balcony enjoying stunning water views, kitchen with integrated dishwasher and fridge, 2 bedrooms, a family bathroom, and utility room with second toilet.

The property has a shared driveway and garage, guest parking is also available.

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

Lease Information: 125 year lease from 1985. Ground rent of £150.00 per annum. Annual service charge of £250.00

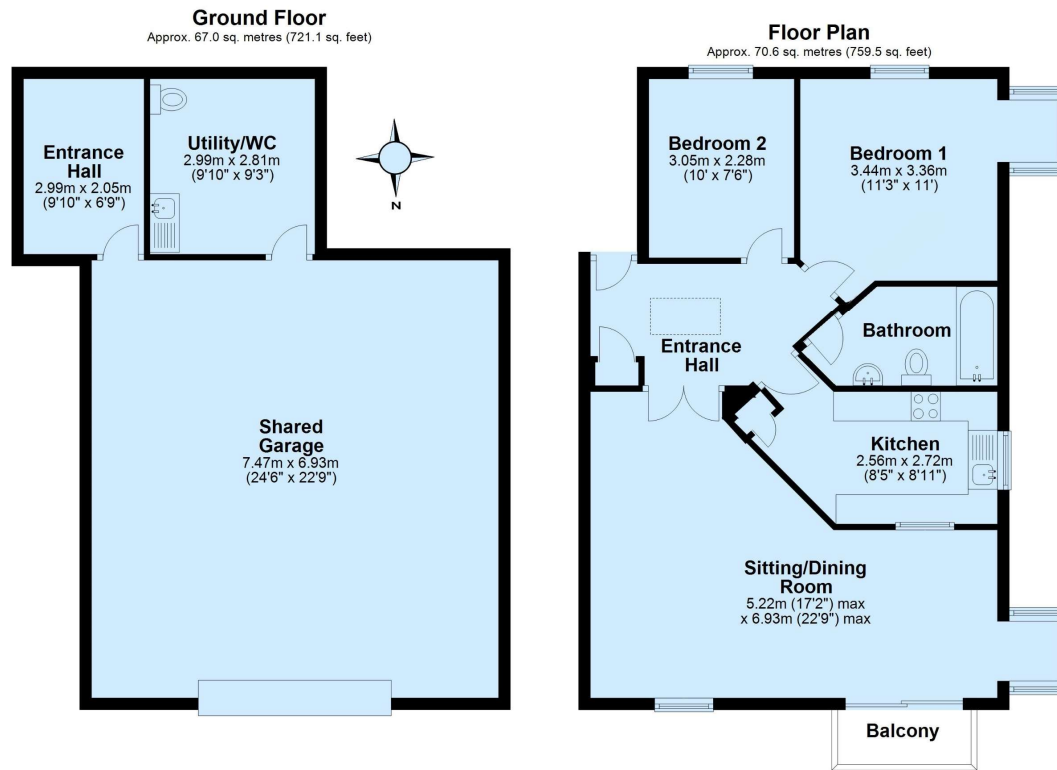
The Quay is situated within the charming village of Tuckenhay and just beyond the well reputed Maltsters Arms public house. The property has close proximity to Bow Creek, which is owned by The Duchy of Cornwall and Crownley Woods beyond which is owned by The National Trust. The creek is tidal but navigable 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 its 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 its 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
- Stunning water views
- Short drive to Totnes Town
- 2 bedrooms
- Parking and garage

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC F | COUNCIL TAX Band E | TENURE Leasehold

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Total area: approx. 137.5 sq. metres (1480.5 sq. feet)



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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