



Hillcroft, Old Road
Harbertonford, Totnes, Devon, TQ9 7TA

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS

Hillcroft, Old Road, Totnes, Devon

A beautifully presented and modern 3-bedroom family home with 2- bedroom flat situated a short distance from Totnes with lovely rear garden, 2 garages, driveway parking for 2 cars and countryside views.

Accommodation

Ground floor

Entrance hall, shower room, sitting room, dining room, kitchen/breakfast room

First floor

Family bathroom, bedroom 1, bedroom 2, bedroom 3

The Flat

Open plan kitchen/dining/sitting room, cloakroom, family bathroom, bedroom 1, bedroom 2

Outside

Rear garden with lawn, patio and garden shed, 2 garage, parking for 2 cars

Mileage

*Totnes 3 miles Exeter 30 miles Plymouth 23 miles
(approximately)*

Totnes Office

01803 847979

totnes@marchandpetit.co.uk







KEY FEATURES

- Excellent village location, just a short drive to Totnes town centre
- 3-bedroom family home and 2- bedroom flat
- Multi-generational living or income potential
- Immaculately presented throughout
- Countryside views
- Well-maintained rear garden with level lawn and patio area
- 2 garages and driveway parking





DESCRIPTION

Situated in the popular village of Harbertonford, just a ten-minute drive to Totnes town centre, Hillcroft is an immaculately presented three-bedroom semi-detached family home with the fantastic addition of a two-bedroom flat which offers a great space for dependant relatives or income potential.

The spacious accommodation comprises entrance hall with understairs storage, shower room and additional cupboard. A door leads through to the sitting room which is bright and airy room with wooden flooring and brick fireplace with log burner. The dining room is currently used as an additional sitting area, again with brick fireplace and log burner. A step up leads to the modern kitchen/breakfast room which is an open space with double doors leading onto the garden. There is also plenty of room for a dining table and chairs. To the first floor is the family bathroom, two good-sized double bedrooms and a single bedroom. There is second floor potential for a fourth bedroom.

The flat has its own entrance door which leads to an open plan L shaped kitchen/dining/sitting room, again this is all immaculately presented and modern. An inner hallway leads to a cloakroom, bathroom and two double bedrooms.

Externally to the front there are two garages with storerooms to the rear and driveway parking in front. To the rear the garden has been well-maintained with a small, paved area off the kitchen with steps rising to a level lawn and an abundance of mature planting. At the rear of the garden is a large patio area with garden shed. A perfect spot for alfresco dining.

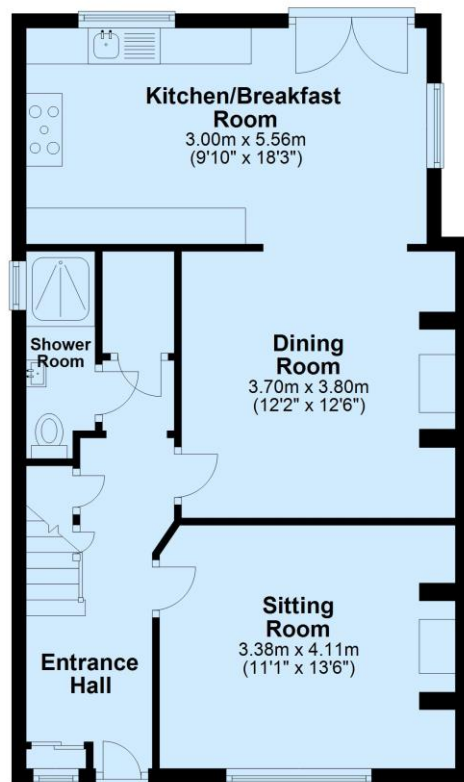
SITUATION

The pretty village of Harbertonford boasts a primary school, public house, church, village hall, an excellent village store/post office and a petrol station. The village sits alongside the River Harbourne and is about three miles to the south of Totnes, the commercial centre for this part of Devon. The coast is a short distance away with the sailing centre of Dartmouth some six miles to the south. For those who like a round of golf, Dartmouth Golf and Country Club, Thurlestone and Dainton courses are all within striking distance. The surrounding countryside is of outstanding natural beauty with wonderful coastal and countryside walks. Communications are superb with the mainline railway station at Totnes giving direct access to London Paddington and the A38 Devon Expressway easily accessible, linking Plymouth and Exeter where it connects with the M5.



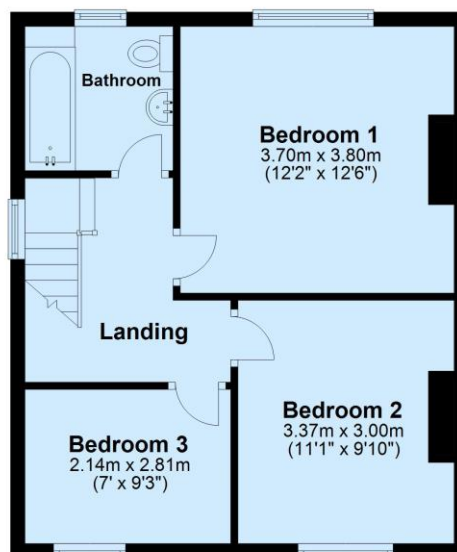
Ground Floor

Approx. 60.0 sq. metres (645.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 102.5 sq. metres (1103.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE

COUNCIL TAX

C & A

SERVICES

All mains connected.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

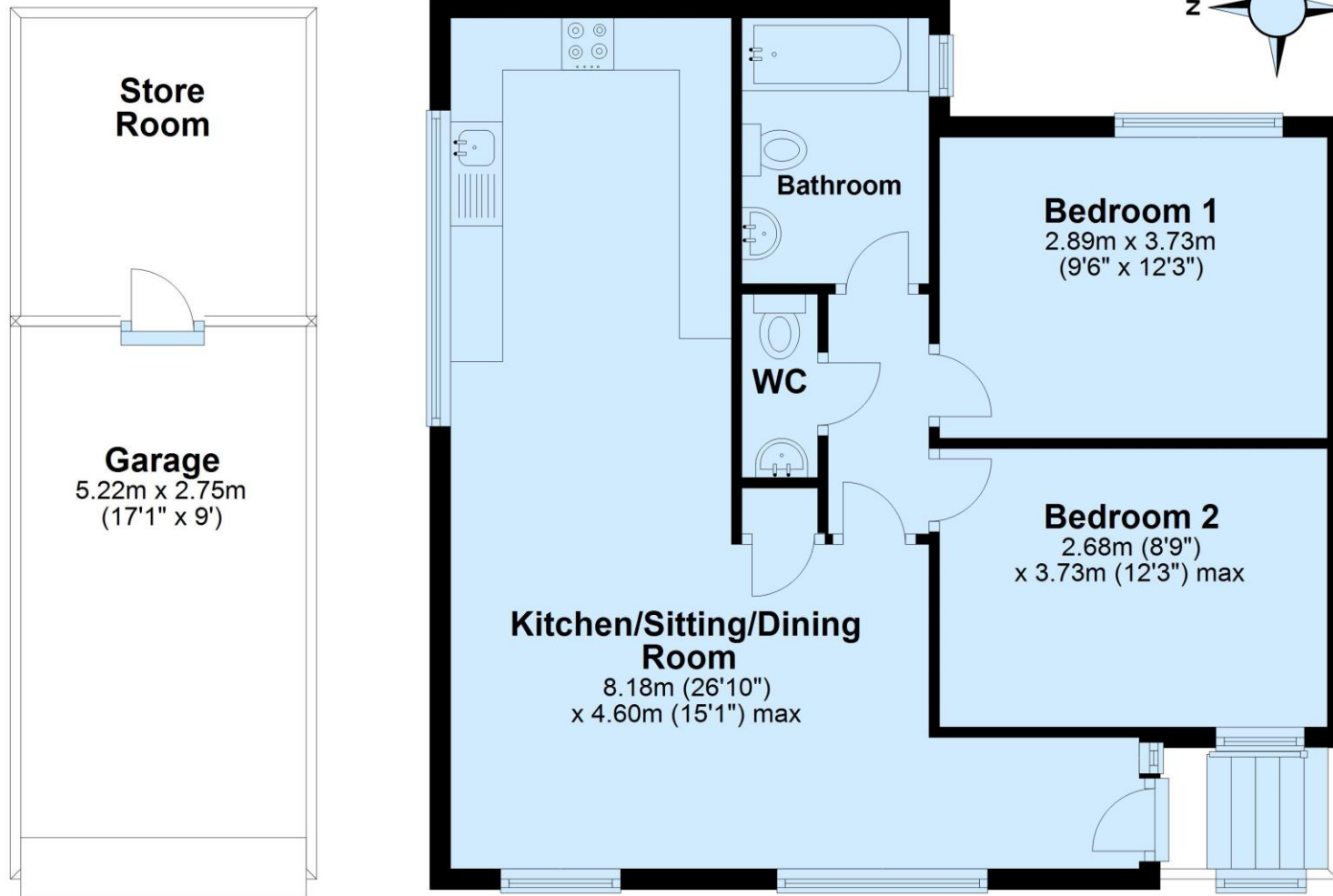
Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Totnes Office. Tel: 01803 847979

The Flat, Hillcroft, Harbertonford

Approx. 60.6 sq. metres (652.6 sq. feet)



Total area: approx. 60.6 sq. metres (652.6 sq. feet)

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.

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS