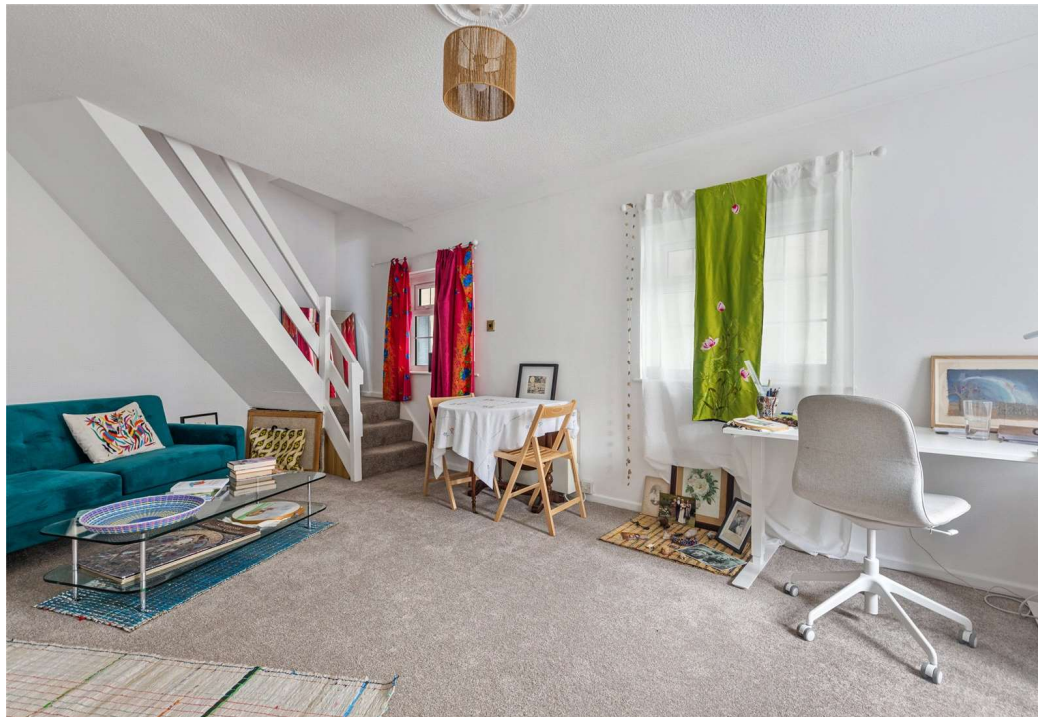


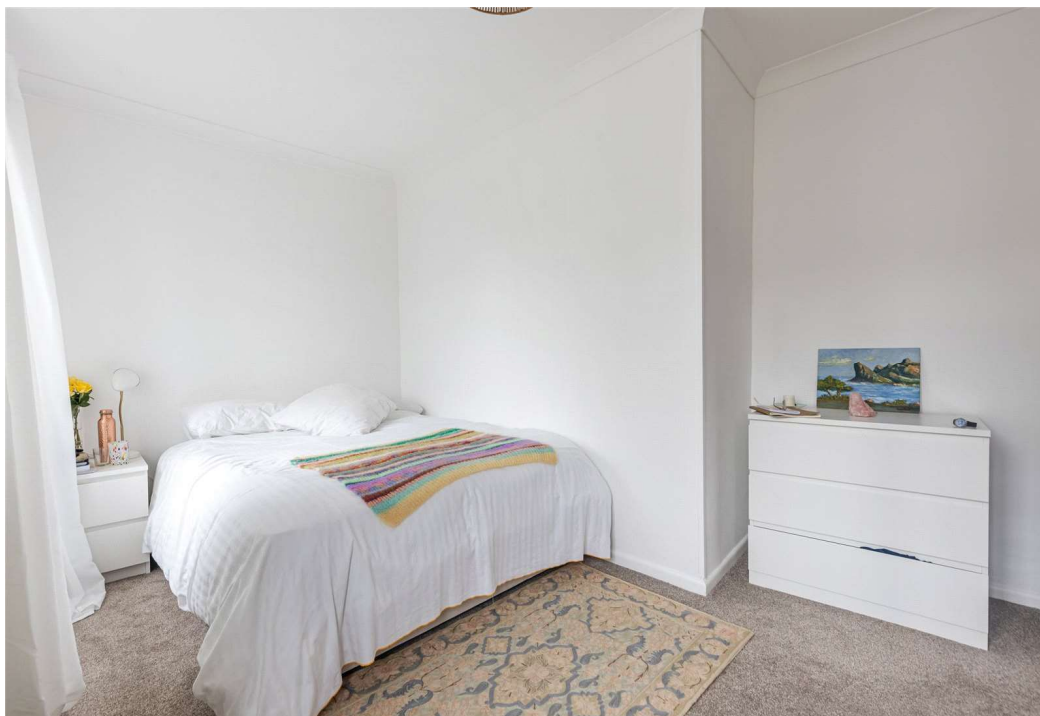


10 Castle Court
Totnes, Devon, TQ9 5PD

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





10 Castle Court

Totnes, Devon, TQ9 5PD

Situated in an excellent and convenient location, just off the High Street, a 2 bedroom home with allocated parking, offered to the market with no onward chain.

On the ground floor there is an entrance hall where there is a downstairs toilet, spacious sitting / dining room and kitchen. To the first floor are two double bedrooms and a family bathroom.

The property has an allocated parking space for a large car or two small cars, a rarity for it's location.

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

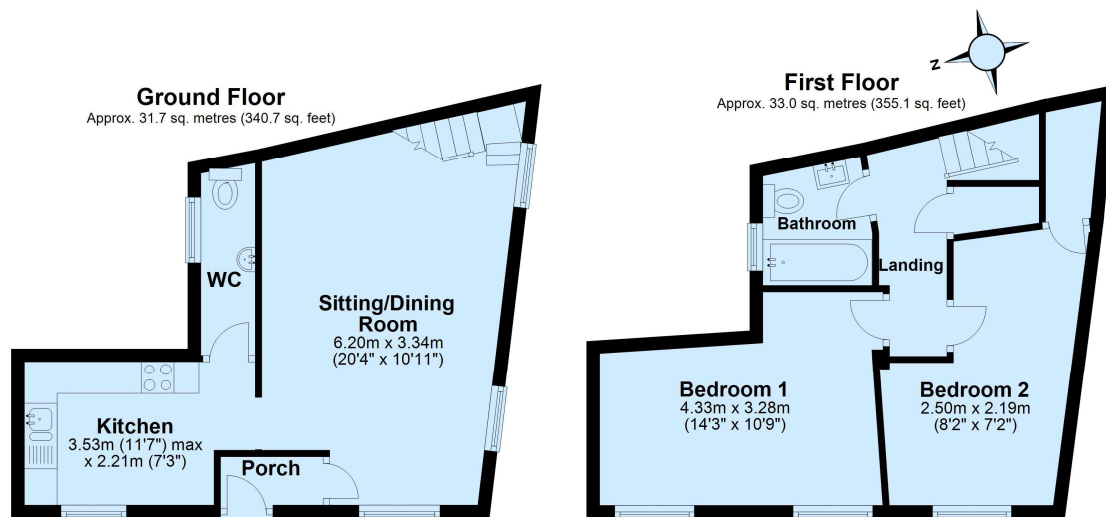
Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St Pancras for Eurostar. 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 also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.

KEY FEATURES

- NO CHAIN
- Excellent location, just off the High Street
- In reach of all amenities
- 2 double bedrooms
- Allocated parking

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC E | COUNCIL TAX D | TENURE FREEHOLD

Marchand Petit, Waterside The Plains, Totnes, Devon, TQ9 5YS Tel: 01803 847979
totnes@marchandpetit.co.uk www.marchandpetit.co.uk



Total area: approx. 64.6 sq. metres (695.8 sq. feet)



DIRECTIONS

On foot from the Totnes office of Marchand Petit proceed up Fore Street and pass under the historic archway into High Street. At the Barrel House bear left into The Narrows and where the road bears to the left the entrance to Castle Court will be found on the right.

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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