



4 Borough Court, Broadhempston

Totnes, Devon, TQ9 6BD





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Situated in the heart of Broadhempston, a well-presented family home, offering light, airy and flexible accommodation with the former garage converted into a self-contained studio annexe. The property forms part of a courtyard development of just four properties and has parking for two cars at the front with a low maintenance garden to the rear.

The accommodation comprises spacious entrance hall with cloakroom leading to a 'L shaped' kitchen dining room with doors leading to the garden, there is a separate formal dining room, dual aspect living room. Stairs rise to the first floor where there are 4 double bedrooms, the master having an en-suite bathroom, a family shower room completes the first floor.

The former garage has been converted to provide a studio style annexe with open plan living/bedroom/ kitchen space and a shower room.

To the rear is an enclosed garden with paved area and a raised deck, ideal for al fresco dining. To the front is parking for two cars.

Services: Mains electric, water and drainage. Oil fired central heating.

Broadhempston is a pretty and sought-after village centred around a local village shop, two popular public houses, the 15th Century Church of St Peter and St Paul and the respected Primary School. Broadhempston is convenient for both Totnes and Newton Abbot and is readily accessible to Torbay. There is 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

- Excellent village location
- Flexible accommodation
- Studio annexe
- 4 double bedrooms
- Sunny courtyard garden
- 2 parking spaces

BEDS 4 | BATHS 3 | RECEPTS 3 | EPC D | COUNCIL TAX Band D | TENURE Freehold

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Total Area: approx. 142.5 sq. metres (1533.9 sq. feet)



DIRECTIONS

Taking the A384 heading for Buckfastleigh. Turn right at Huxhams Cross proceeding towards and over Staverton Bridge. Following the road around to the right after passing over the level crossing, pass through the village of Staverton and follow the signs for Broadhempston. Turn left into the village of Broadhempston at the first opportunity at a small sign at the Monks Retreat Inn. After some 300 meters take a right turn at Stoop Cross signed Torbryan and Ipplepen. No.4 Borough Court will then be found some 100 metres on the left hand side.

IMPORTANT NOTICE

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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 HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS