



**26 Swallowfields**  
Totnes, Devon, TQ9 5LA

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## 26 Swallowfields

### Totnes, Devon, TQ9 5LA

Situated in this convenient location with easy access to Totnes and the Dartington Estate is this well presented three bedroom semi-detached house built in the 1930's which has been extended by the previous owners to create a wonderful Kitchen / Dining Family Room.

An entrance hall leads into the living room which is a lovely bright room with a fireplace leading through to the Kitchen. The Kitchen has been extended to create a superb family Dining room which is a lovely space leading onto the garden. There is also a fully fitted shower room and WC. Upstairs are three bedrooms and a separate WC and wash hand basin.

Outside the garden is mainly laid to lawn with a rear decked area with potting sheds and a green house. To the front of the house is a gravel drive with off street parking and a lawned area with shrub boarders.

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

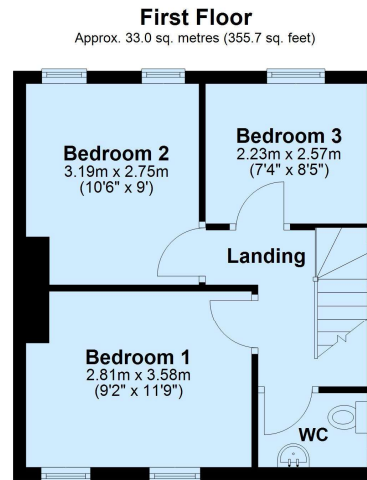
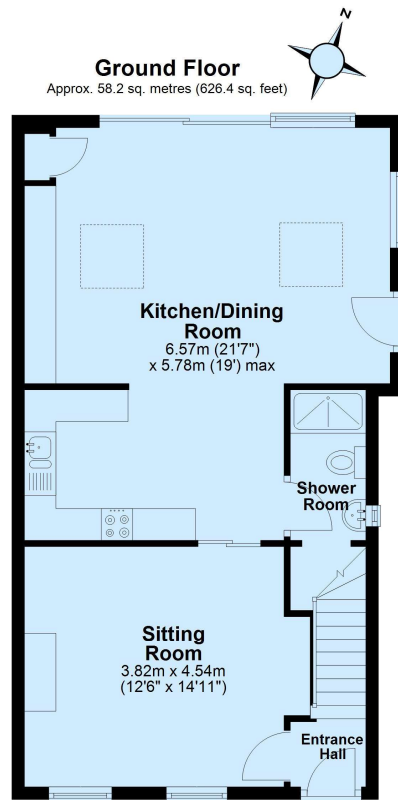
Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving 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

- Excellent location
- Semi-detached family home
- 3 bedrooms
- Off-street parking
- Well-presented throughout
- Extended by the current owners

BEDS 3 | BATHS 1 | RECEPTS 2 | EPC C | COUNCIL TAX Band B | TENURE Freehold

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Total area: approx. 91.2 sq. metres (982.1 sq. feet)



## DIRECTIONS

From the Totnes office of Marchand Petit proceed onto Coronation Road and at the roundabout proceed straight over heading towards Dartington. At the traffic lights proceed straight through and after passing Keviccs take the first right into Swallowfields.

## 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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