



**2 Brook View**  
Totnes, TQ9 5FH

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## 2 Brook View

Totnes, TQ9 5FH

Situated in Follaton, a short distance from the centre of Totnes, a beautifully presented semi-detached four bedroom home with driveway parking, garage and tranquil, low maintenance rear garden.

From the driveway, a few steps lead up to the front door and into the entrance hall giving access to a modern kitchen, spacious sitting room with log burner and double doors leading out to the rear garden. There are two ground floor bedrooms and a family bathroom. From the sitting room stairs rise to first floor to two further bedrooms.

To the rear is a beautiful decked garden arranged over three levels with centre pond. To the front is driveway parking, garage and small lawn.

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

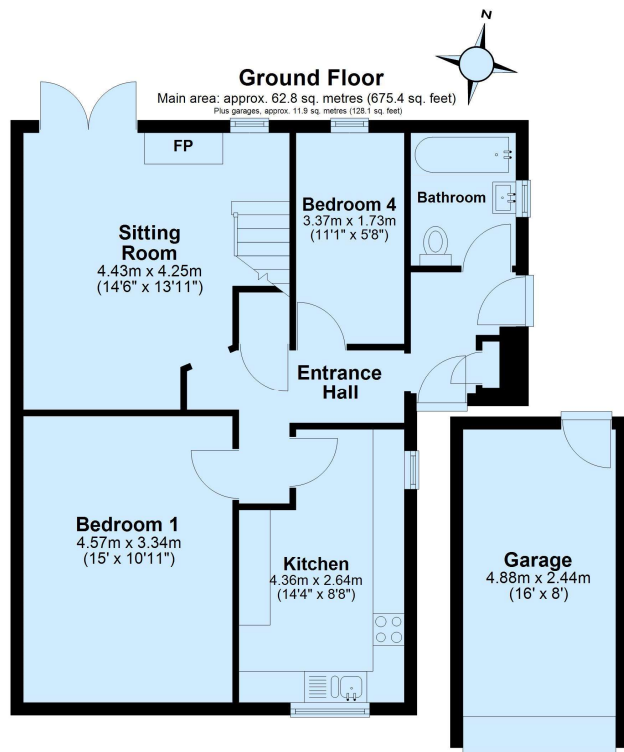
Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving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

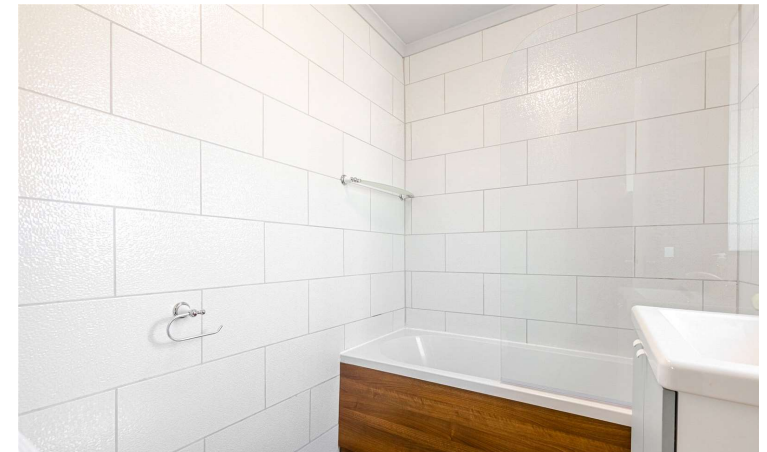
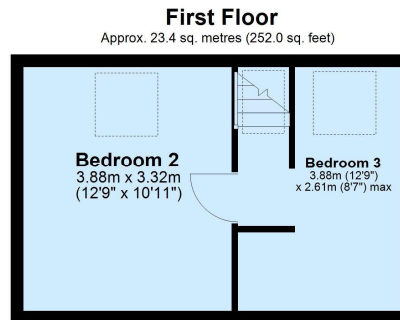
- Short distance to town centre
- 4 bedroom family home
- Driveway parking and garage
- Beautiful rear garden
- Immaculately presented throughout

BEDS 4 | BATHS 1 | RECEPTS 1 | EPC D | COUNCIL TAX Band B | TENURE Freehold

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**Main area: Approx. 86.2 sq. metres (927.4 sq. feet)**  
Plus garages, approx. 11.9 sq. metres (128.1 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.

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