

THE OLD DAIRY, SIMMONS YARD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



THE OLD DAIRY, 1 SIMMONS

Situated in the sought after and peaceful village of Harberton, The Old Dairy is a well-presented home offered to the market with no onward chain with well-laid out accommodation over two floors with parking, garage and private front courtyard.

Parking space to the front leads to the entrance porch giving access to the hallway which has storage cupboard and cloakroom. To one side of the hallway is the kitchen with space for a table and chairs and to the other side is the sitting room, fitted with a wood-burning stove and door giving access to the front courtyard. Upstairs are two double bedrooms, a single bedroom and the family bathroom.

The private front courtyard is planted with various shrubs and has ample space for a table and chairs. There is also a single garage within a block.

Harberton village is within a short distance of Totnes market town, the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty, with Dartmoor National Park to the north and stunning beaches and coastline ten miles to the south. Harberton village has a strong community, which centres around the parish hall, St Andrews Church and the well-regarded Church House Inn. The nearby medieval market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is easy 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

- NO CHAIN
- Situated in the peaceful village of Harberton
- Well-presented throughout
- 3 bedrooms
- Parking space and single garage
- Private front courtyard





PROPERTY DETAILS

Property Address

The Old Dairy, 1 Simmons Yard, Harberton, Totnes, Devon

Mileages

Totnes 3 miles Exeter 29 miles
Plymouth 22 miles (approximately)

Services

Mains electric, water and drainage. Electric heating.

EPC Rating

Current: 45, Potential: 92

Council Tax Band

Band D

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others 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.

Viewing

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

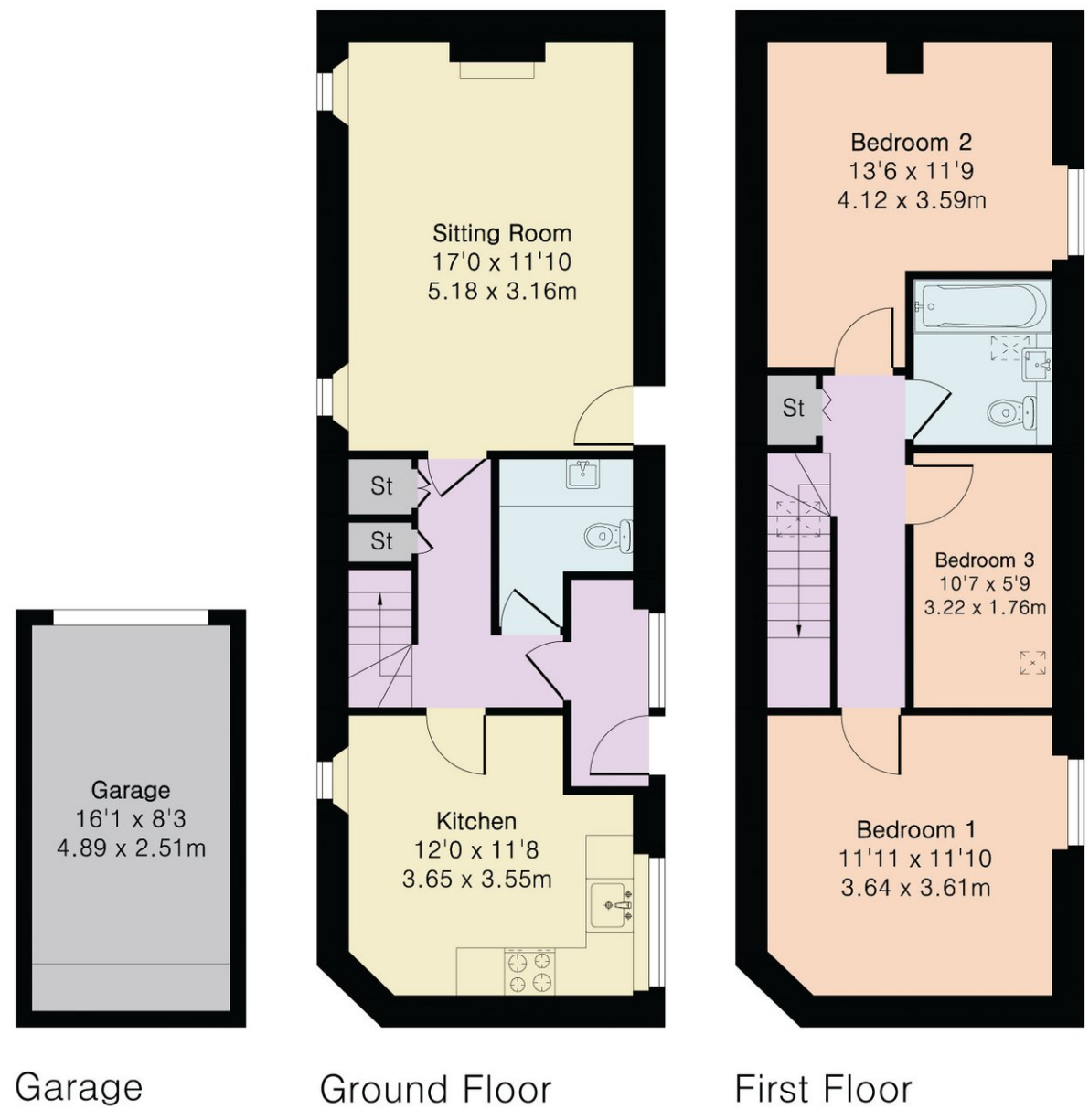


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FLOORPLAN

**Approximate Gross Internal Area 936 sq ft - 86 sq m
(Excluding Garage)**

Ground Floor Area 468 sq ft – 43 sq m
First Floor Area 468 sq ft – 43 sq m
Garage Area 132 sq ft – 12 sq m





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