

5 JELlicoe VILLAS TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



5 JELLICOE VILLAS

Situated in a convenient, elevated and set back position, enjoying countryside views, an end of terrace, three bedroom home with south-facing rear garden, communal garden and parking within walking distance of the High Street.

The accommodation is well-presented throughout and comprises entrance hall with cloakroom with the sitting room and kitchen/dining room to either side of the hallway. From the kitchen/dining room there is a door giving access to the rear garden. To the first floor are two double bedrooms, a single bedroom and the family bathroom.

Outside is a low maintenance, south-facing paved garden, allocated parking for one car, guest parking and an enclosed communal lawned garden.

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
- Countryside views
- Well-presented, modern accommodation
- 3 bedrooms
- South-facing rear garden
- Enclosed communal garden
- Allocated parking





PROPERTY DETAILS

Property Address

5 Jellicoe Villas, Totnes, TQ9 5LH

Mileages

Exeter 26 miles Plymouth 19 miles Newton Abbot 7 miles
(approximately)

Services

Mains electric , water and drainage. Gas central heating.

EPC Rating

Current: 71, Potential: 85

Council Tax Band

C

Tenure

Freehold. Annual service charge of approx £171.36 for the upkeep of communal areas.

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.



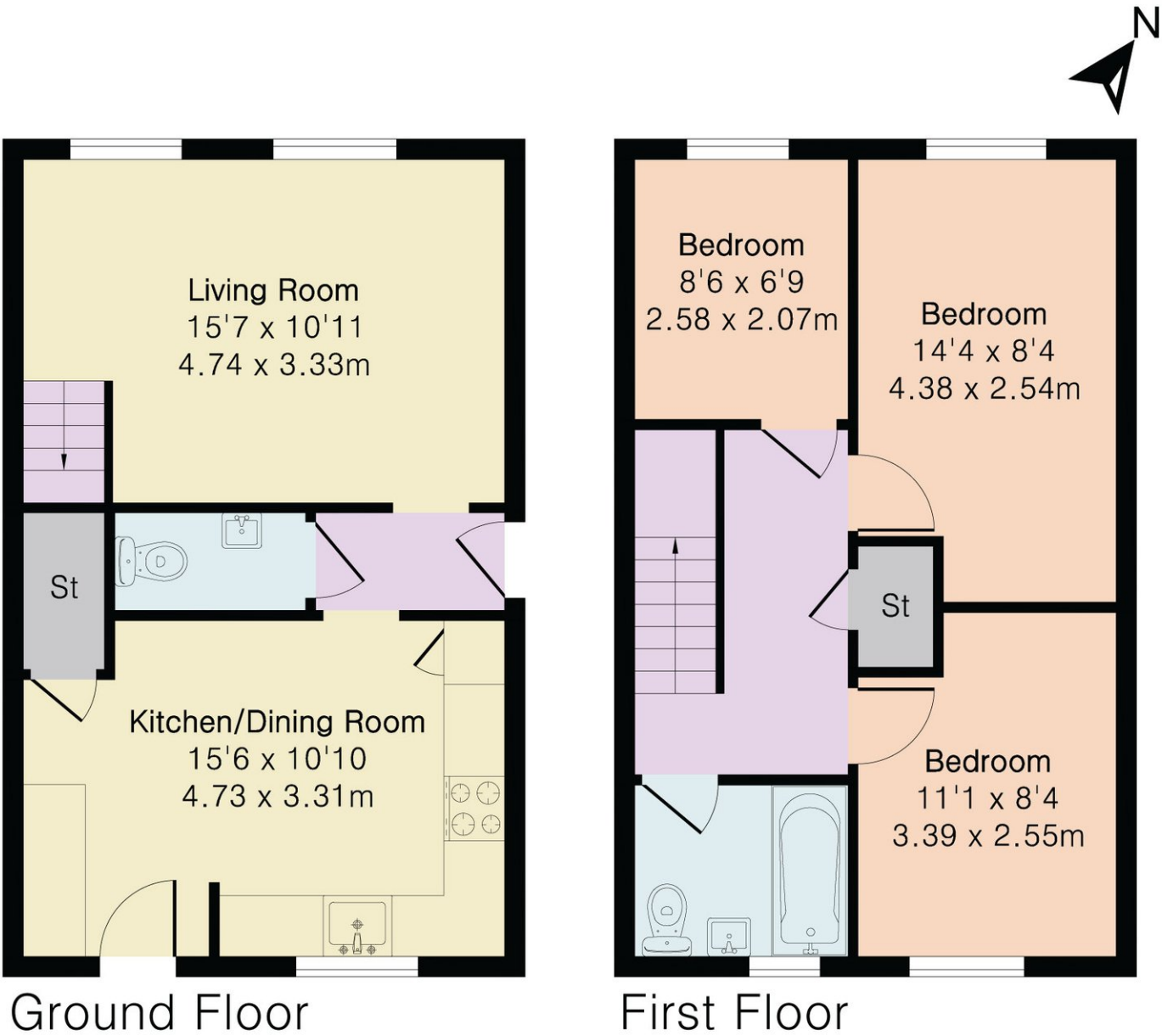
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FLOOR PLAN

Approximate Gross Internal Area 802 sq ft - 74 sq m

Ground Floor Area 401 sq ft – 37 sq m

First Floor Area 401 sq ft – 37 sq m





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