

FLAT 4, SPRINGFIELD TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



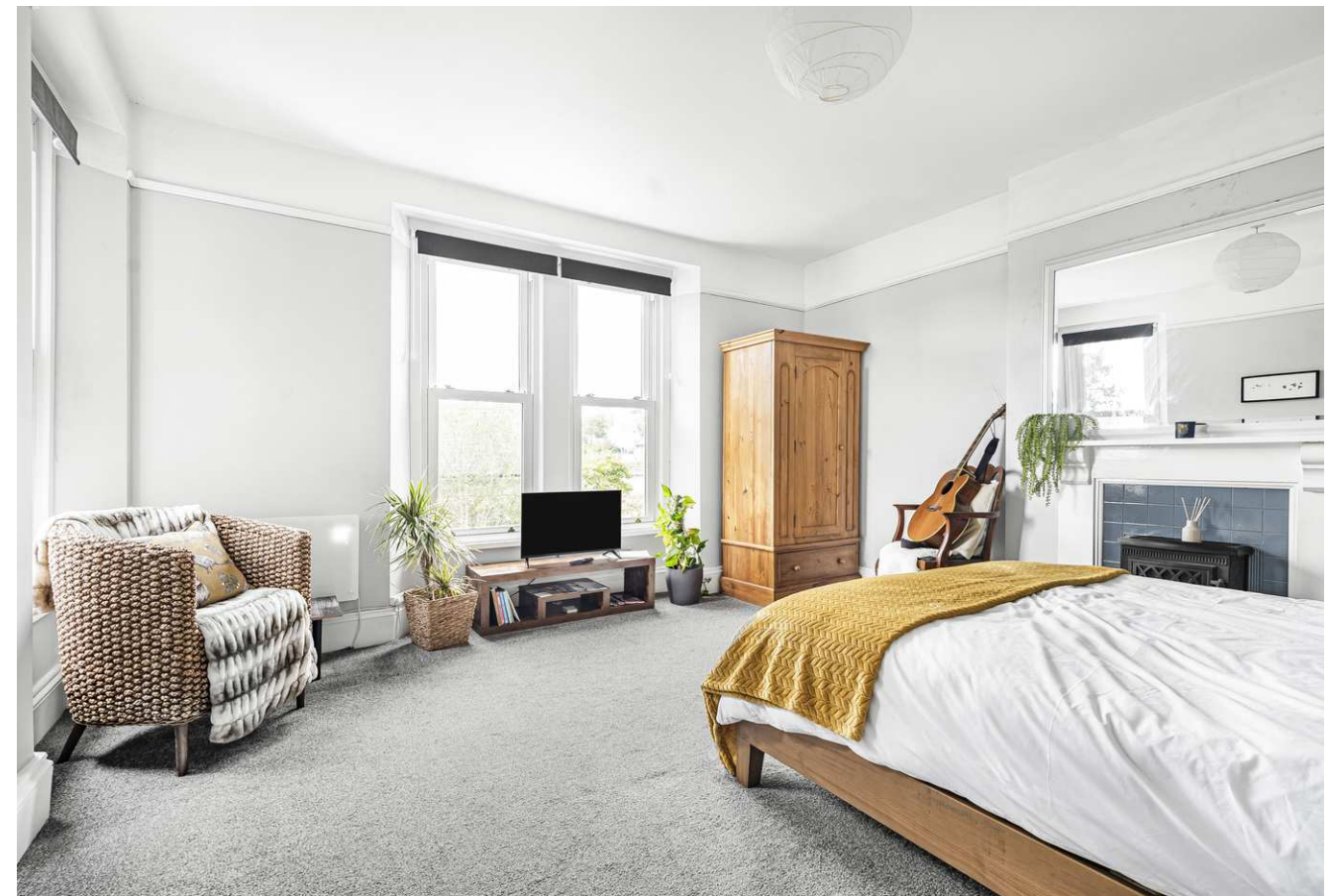
FLAT 4, SPRINGFIELD

Situated on the first floor of this handsome Victorian Villa in one of Totnes's premier roads is this superb first floor apartment with beautifully proportioned rooms offering space and light with the benefit of off street parking and a private garden.

The apartment is entered on the first floor with the entrance hall fitted with storage cupboards. The galley Kitchen is fitted with a range of wall and base units with great natural light with space for a breakfast bar. The living room has lovely views over Totnes with a double aspect and great volume with a period fireplace. There is a beautifully proportioned principle bedroom again with a double aspect and a smaller double bedroom. The main bathroom is a modern suite and fully tiled with a shower over the bath.

Outside is a private garden mainly laid to lawn with shrub and flower borders and separate off street parking.

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

- Premier Road
- Private Garden
- Off Street Parking
- Walking Distance to Town
- First Floor





PROPERTY DETAILS

Property Address

Flat 4, Springfield, Totnes, Devon

Mileages

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

Services

Mains electric, water and drainage. Electric heating.

EPC Rating

Current: F , Potential: C

Council Tax Band

C

Tenure

Share of 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

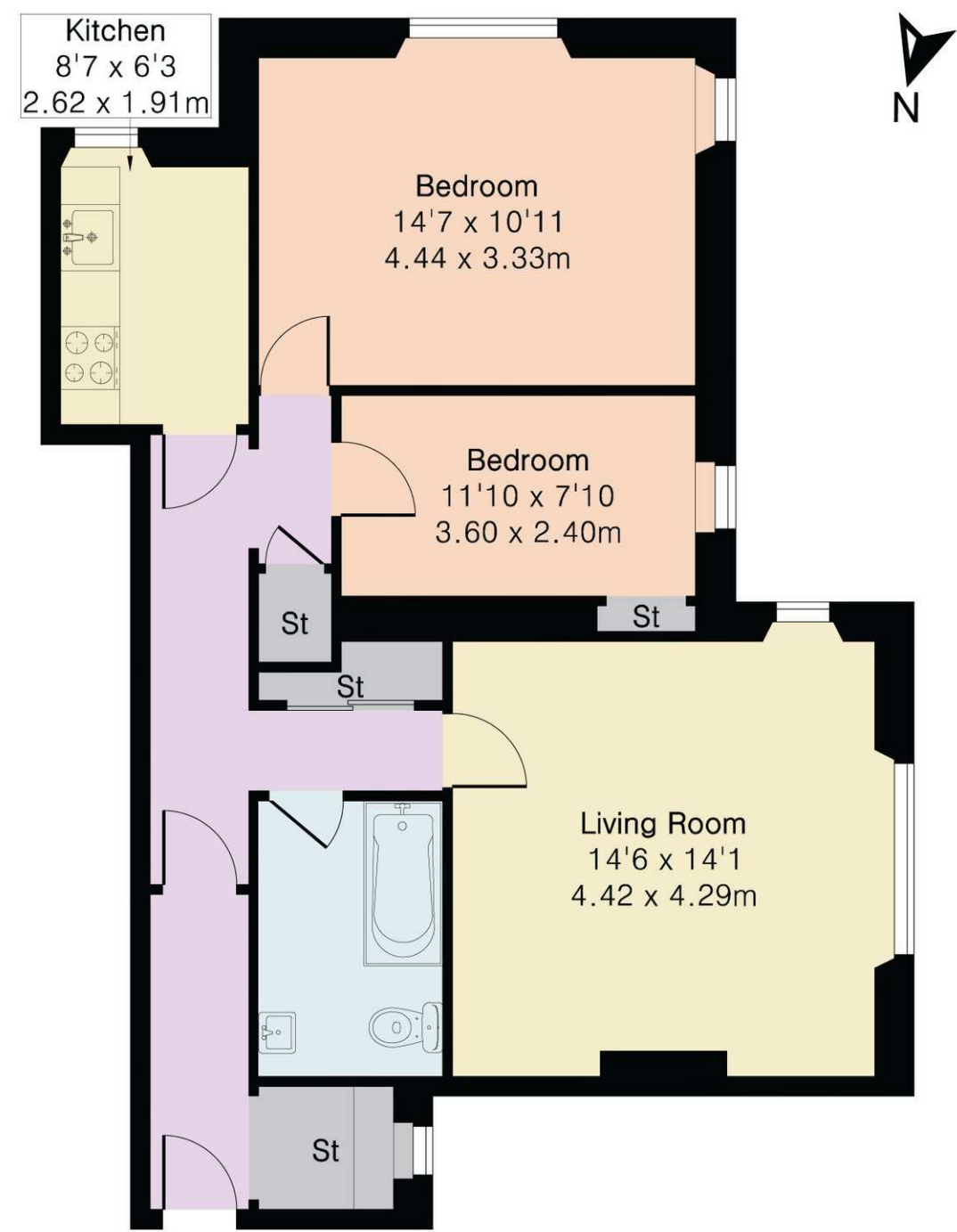
Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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FLOOR PLAN

Approximate Gross Internal Area 770 sq ft - 72 sq m



First Floor Flat



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