

FLAT 1, SPRINGFIELD TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FLAT 1

A superb garden apartment situated on the ground floor of an attractive Victorian Villa in this highly desirable road within walking distance to Totnes town.

The apartment offers great entertaining space with a superb conservatory dining area which leads into the kitchen and provides access out onto the garden. The property has lovely ceiling heights with the living room offering generous proportions with a bay window and a period fireplace with a wood burner. The principal bedroom is another generously proportioned room and there is a further second bedroom and shower room. There is planning permission in place to create a third bedroom.

Outside the garden is mainly laid to lawn with a large decked area and further garden and patio area. There is allocated parking for one car and further guest 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

- Private Garden
- Allocated off street parking
- Walking distance to town
- Well proportioned accommodation





PROPERTY DETAILS

Property Address

Flat 1, Springfield, Totnes, Devon

Mileages

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

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: D, 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

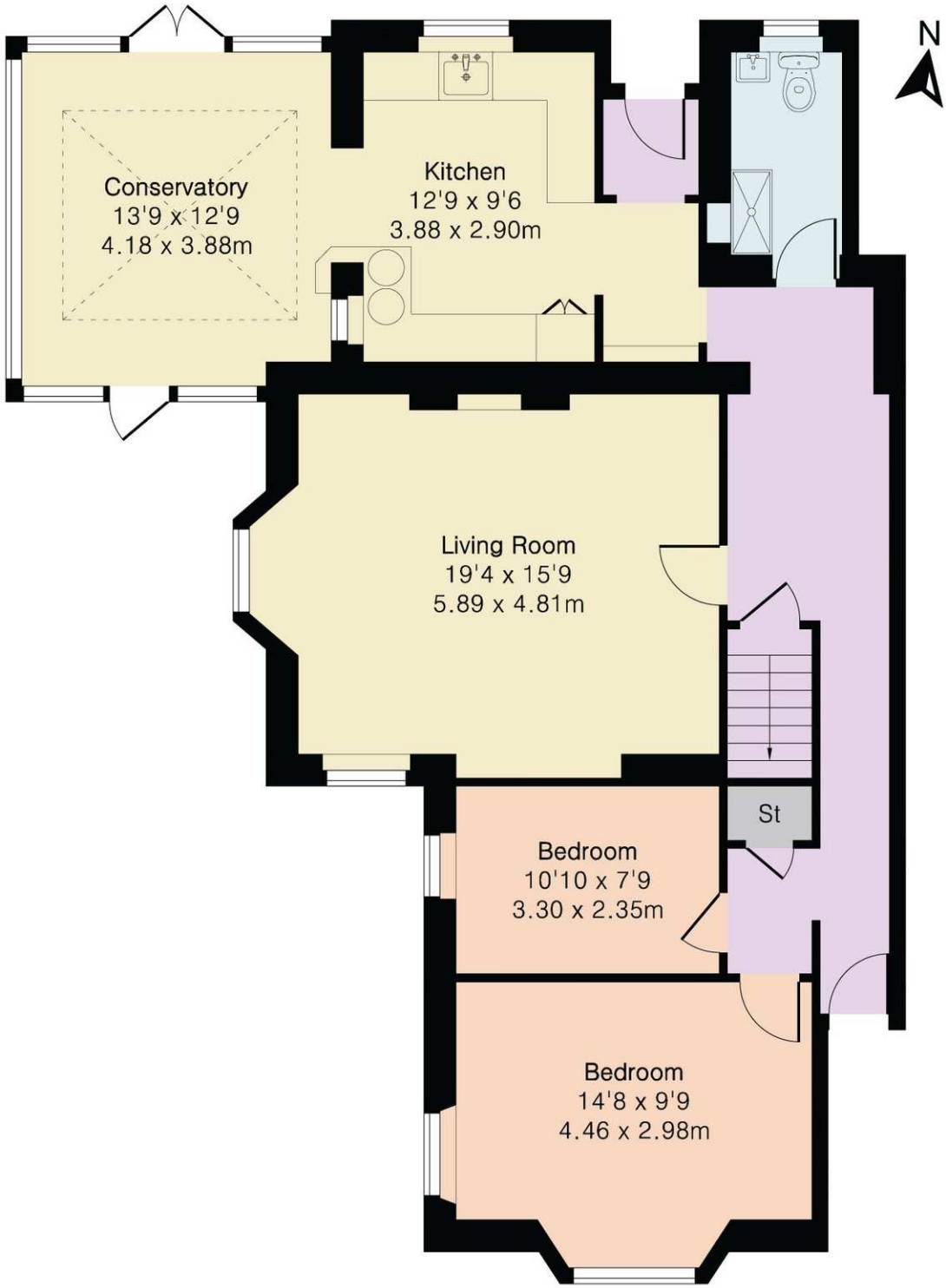
Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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FLOOR PLAN

Approximate Gross Internal Area 1162 sq ft - 108 sq m





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