

12 BIRCHWOOD CLOSE
TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



12 BIRCHWOOD CLOSE

Situated just off of Plymouth Road and within easy striking distance of the High Street, a semi-detached three bedroom family home with planning permission in place to convert the integral garage into an additional bedroom with en-suite and porch / utility space.

The accommodation currently comprises entrance hall with guest WC and stairs rising to the first floor. There is an open plan kitchen/dining/lounge with doors from the dining room leading out to the rear garden. The lounge area has an open fire. Upstairs there are three double bedrooms and the family bathroom which has both a bath and shower cubicle.

Outside, the private rear garden is tiered with a lawned section and patio area. To the front is driveway parking and a single garage.

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

- Semi-detached family home
- Popular family neighbourhood
- 3 double bedrooms
- Open ground floor layout
- Planning permission in place to create an additional bedroom with en-suite and porch / utility space
- Driveway parking and garage
- Enclosed, private rear garden





PROPERTY DETAILS

Property Address

12 Birchwood Close, Totnes, Devon, TQ9 5GB

Mileages

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

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: 69, Potential: 82

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.



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.

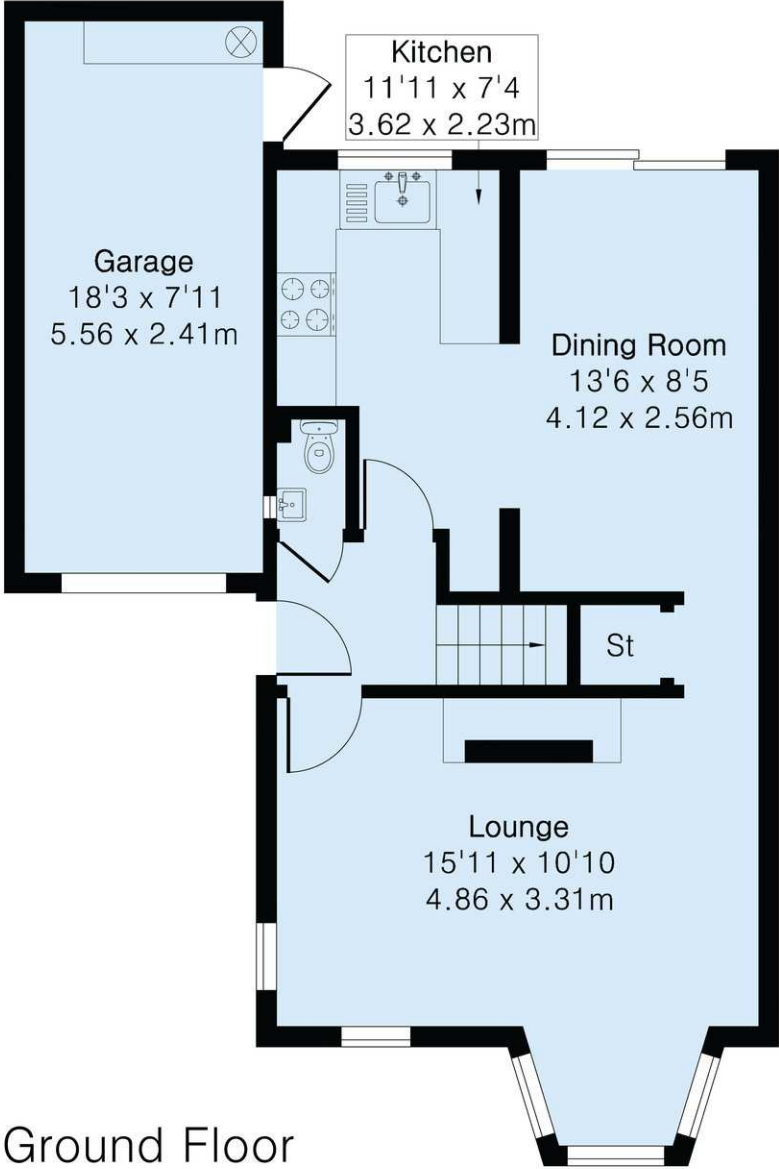
FLOOR PLAN

**Approximate Gross Internal Area 1044 sq ft - 97 sq m
(Excluding Garage)**

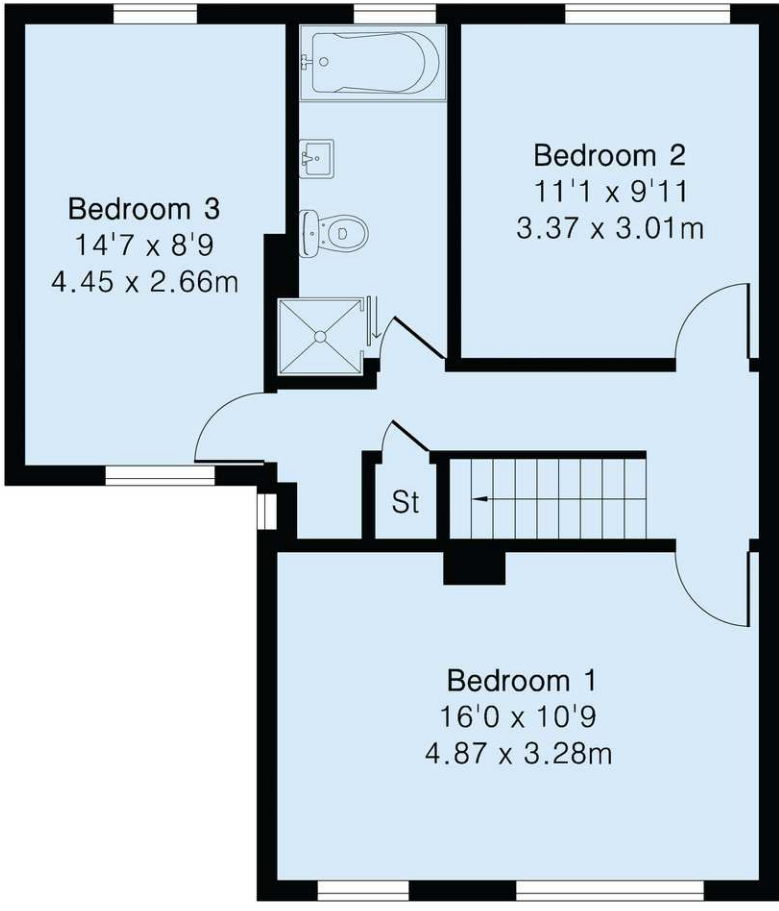
Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 573 sq ft – 53 sq m

Garage Area 144 sq ft – 13 sq m



Ground Floor



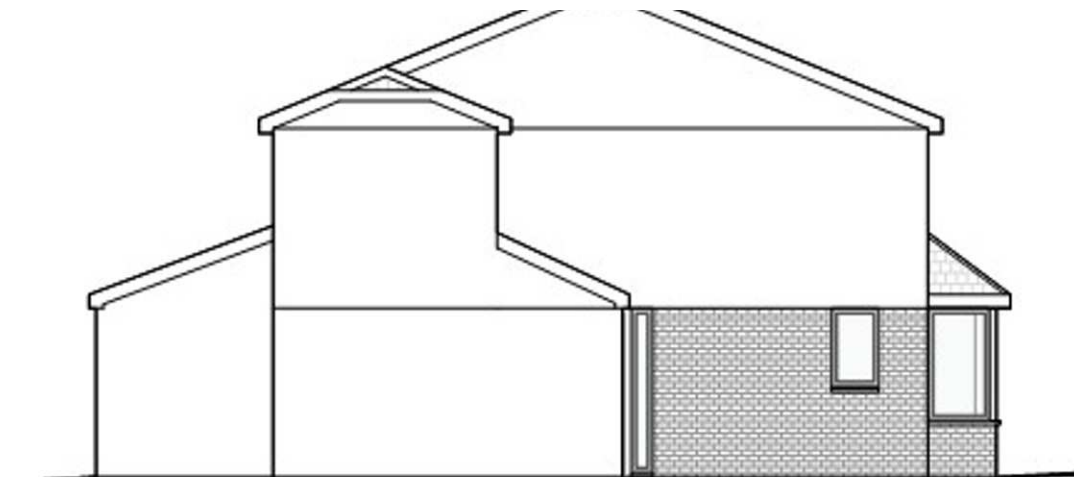
First Floor



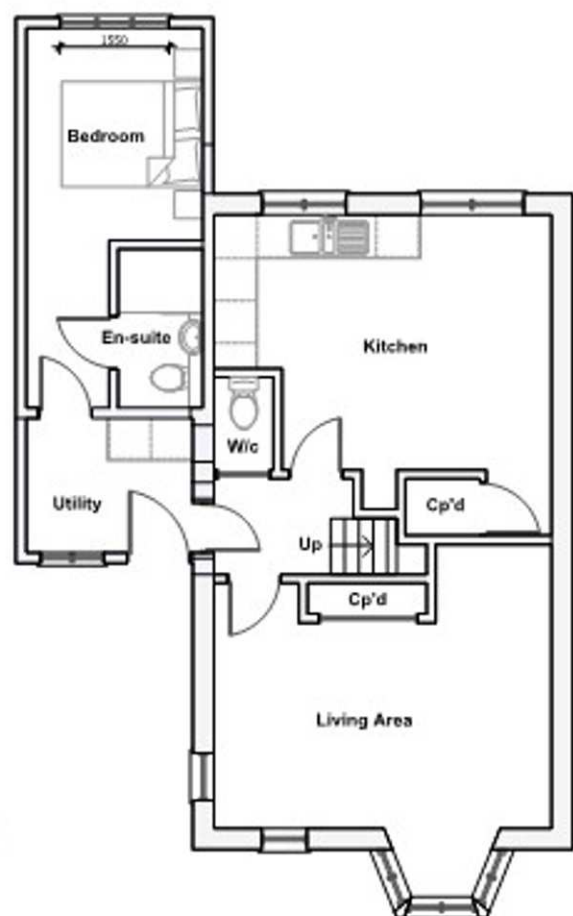
South Elevation 1:100



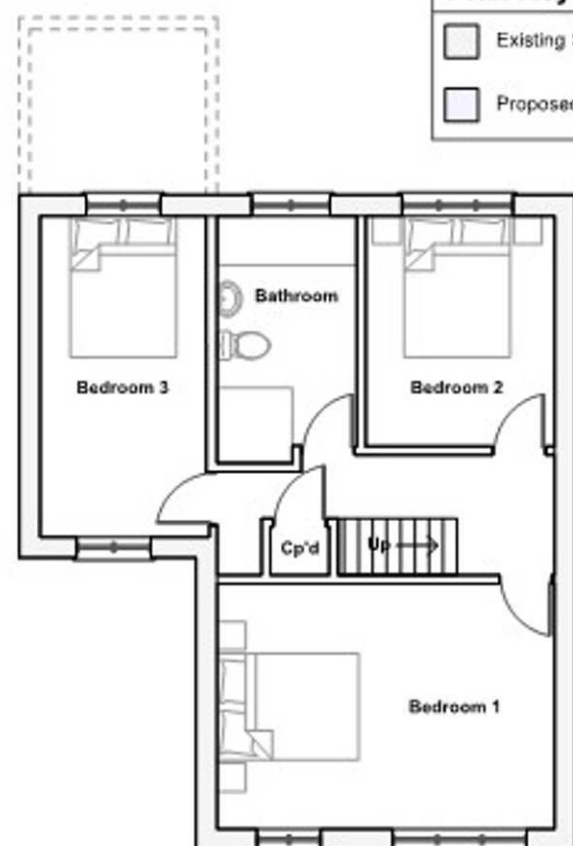
North Elevation 1:100



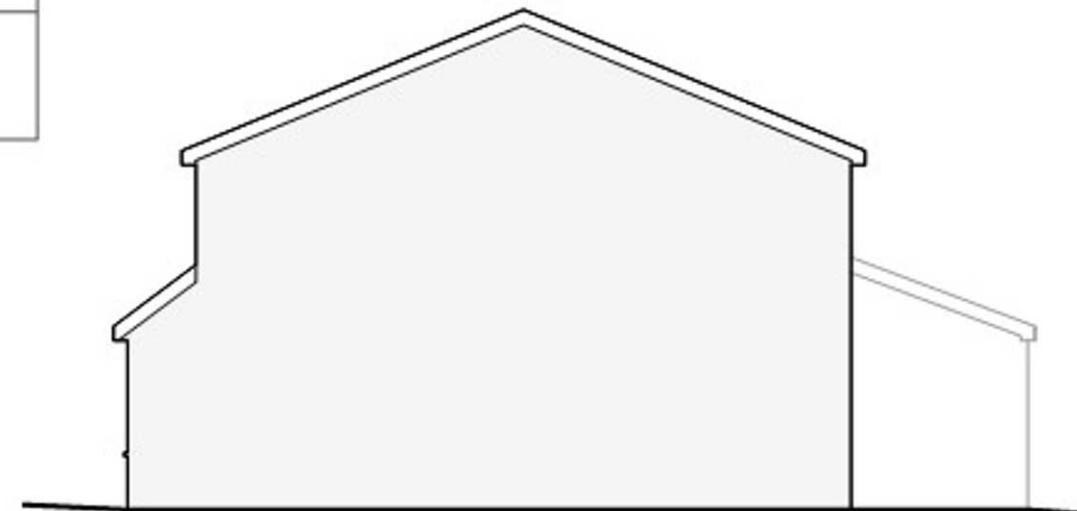
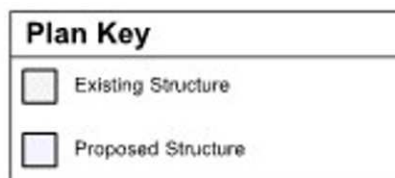
West Elevation 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100



East Elevation 1:100

Proposed Materials

Walls - Rendered Masonry with lower red brick to lower South and East elevation
Roof - N/a
Windows - Upvc Doors and Windows

Foul Waste Drainage

Conceptual planning drawings.
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PROJECT
12 BIRCHWOOD CLOSE
THREE BEDROOM RESIDENTIAL DWELLING
CLIENT
Mrs A Monnington



**PLANNING
SUBMISSION**

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MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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