

2 BOW CREEK
TUCKENHAY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



2 BOW CREEK

Situated in this idyllic setting this superb link detached family house has lovely entertaining space with a wonderful kitchen extension which really brings the outside in with lovely views over the garden. The Kitchen is fitted with local artisan hand built solid ash units with solid wood carcass's and 'star galaxy' solid granite work tops with integrated dishwasher and fridge. The hall, kitchen and sun room all have natural Italian travertine floor tiles. The living room has new engineered oak floors with patio doors out onto the garden with a great patio area. There is also a guest WC on the ground floor and access to a large utility room.

Upstairs the principle bedroom is ensuite with two further double bedrooms and a large family bathroom. All the bedrooms have solid engineered oak floors, the master ensuite is fully tiled with natural Italian travertine tiled with a natural stone wash hand basin and solid granite worktops.

Outside the garden has a large patio area leading to a lawned garden with shrub and flower borders. To the front of the house there is off road parking for several cars and a lawned garden.

Bow Creek is situated within the charming village of Tuckenhay and just beyond the well reputed Maltsters Arms public house. The property has close proximity to Bow Creek, which is owned by The Duchy of Cornwall and Crownley Woods beyond which is owned by The National Trust. The creek is tidal but navigable by small boats for about 3 hours either side of the high tide. The creek is a tributary of the River Dart estuary, Dartmouth being some 6 miles distant and Totnes with all its facilities about 4 miles. Tuckenhay is conveniently located for Totnes town, 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. 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 boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

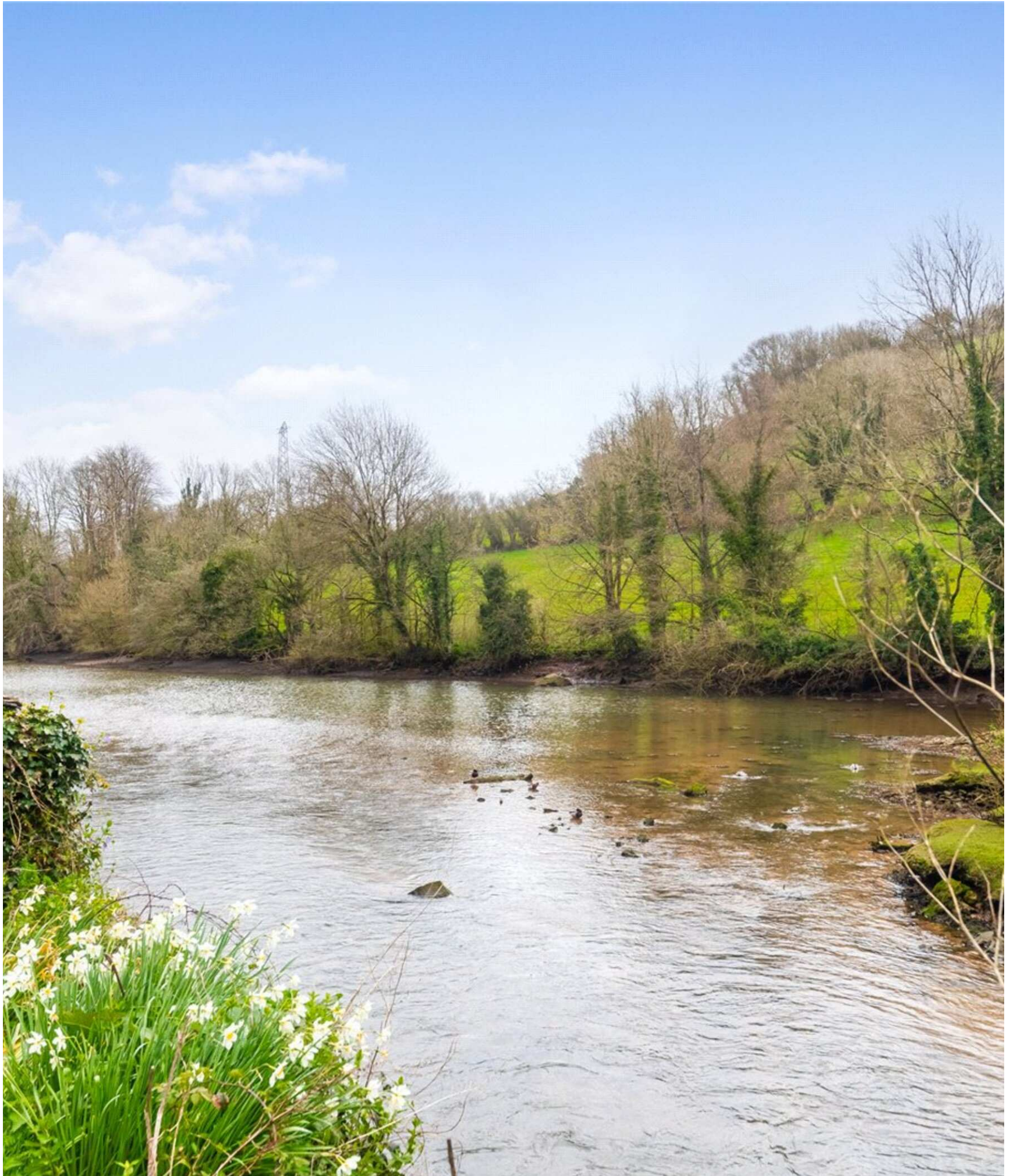




KEY FEATURES

- Idyllic village setting
- Located on the picturesque Bow Creek Estuary and Dart Valley Trail
- A short walk to the famous Maltsters Inn previously owned by Keith Floyd
- Beautifully presented throughout
- West-facing garden with rural views
- 3 bedrooms, 2 bathrooms
- Extended to provide a lovely kitchen/sun room





PROPERTY DETAILS

Property Address

2 Bow Creek, Tuckenhay, Devon, TQ9 7HP

Mileages

Exeter 33 miles Plymouth 29 miles
Torquay 16 miles (approximately)

Services

Mains electric, water and drainage. Oil fired central heating. (new boiler installed Dec 24)

EPC Rating

Current: D, Potential: C

Council Tax Band

E

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.

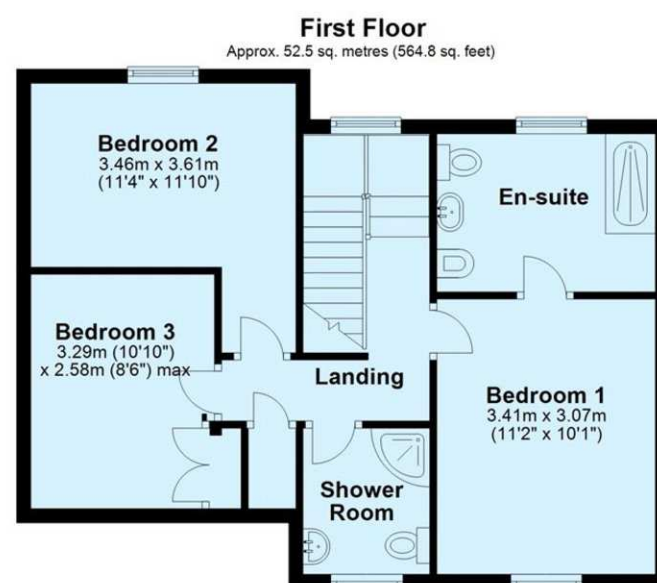
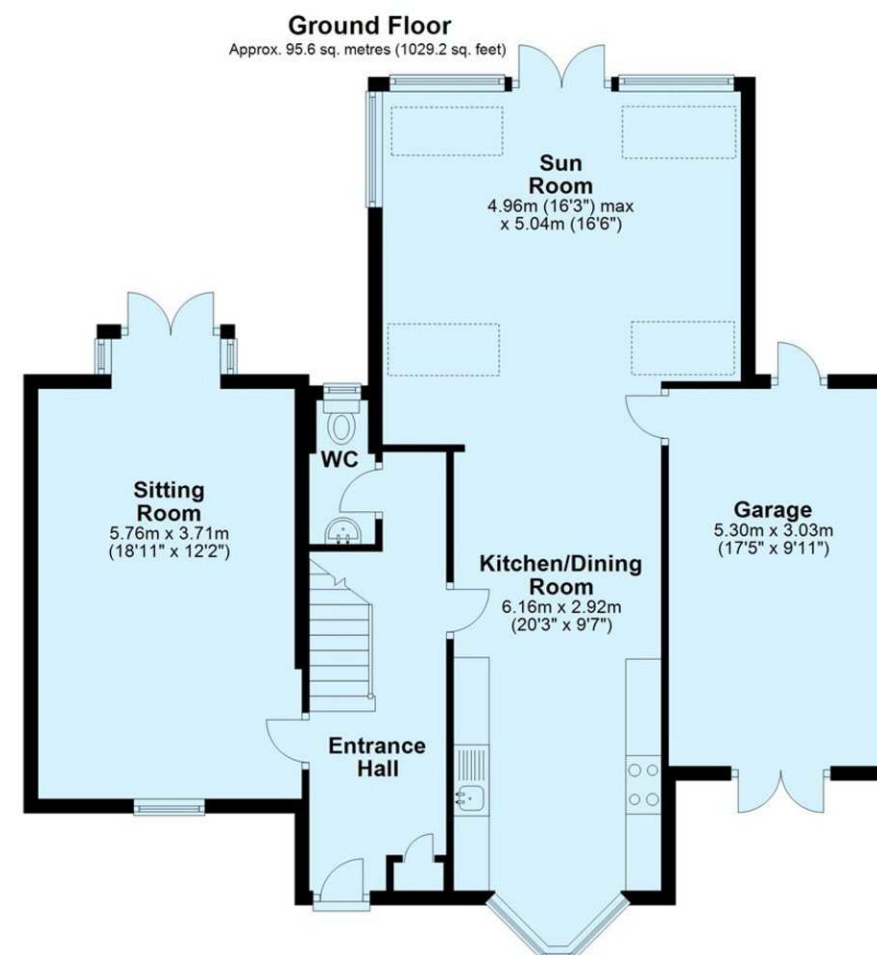
Viewing

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



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FLOOR PLAN



Total area: approx. 148.1 sq. metres (1594.0 sq. feet)



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Totnes Office

01803 847979 | totnes@marchandpetit.co.uk

Waterside House, The Plains, Totnes, Devon, TQ9 5YS

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

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01548 855590