

22 SOUTH STREET  
TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 22 SOUTH STREET

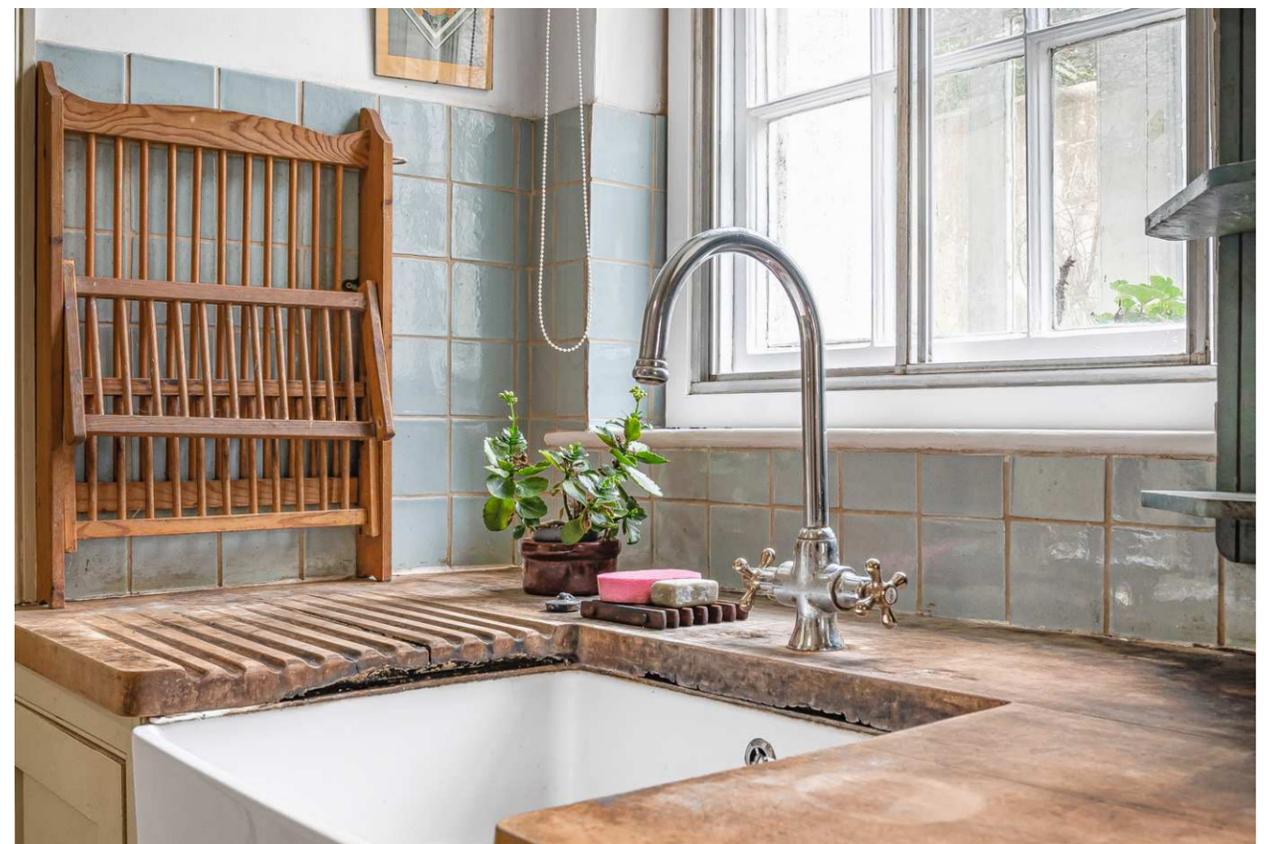
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A delightful Grade II listed three bedroom cottage situated in the heart of Totnes with the added benefit of off street parking and a courtyard garden with a separate studio room. The property has nicely proportioned rooms and is full of character but would now benefit from modernisation.

On the ground floor is the living room with lovely ceiling heights, pine floors and a fireplace. The country kitchen is fitted with a range of wood units and has ample space for a dining table and provides access to the rear scullery and rear door to the courtyard. Upstairs on the first floor are two bedrooms and a shower room and on the top floor is an attic room / bedroom three with a WC and wash hand basin.

Outside there is off street parking for a small car and a courtyard garden leading to a studio room with a separate WC.

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

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- Excellent location
- Off Street Parking
- Courtyard garden
- Studio Room
- Two Bedrooms
- Attic Room / bedroom three
- Full of character





# PROPERTY DETAILS

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## Property Address

22 South Street, Totnes, Devon, TQ9 5DZ

## Mileages

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

## Services

Mains electric, water and drainage. Mains gas central heating.

## EPC Rating

Current: D, Potential: C

## Council Tax Band

B

## 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.

# FLOORPLAN

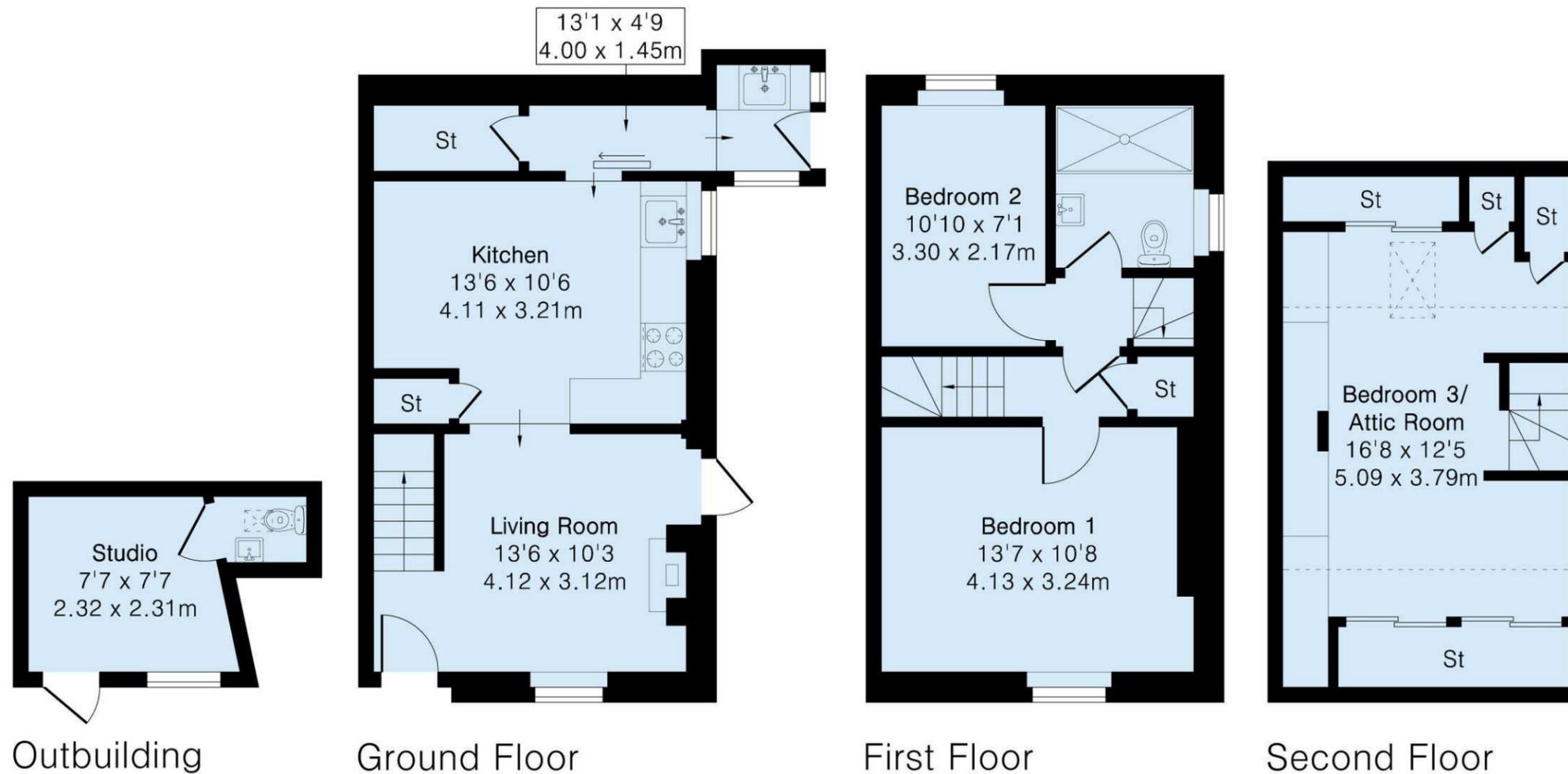
## Approximate Gross Internal Area 963 sq ft - 90 sq m (Excluding Outbuilding)

Ground Floor Area 355 sq ft – 33 sq m

First Floor Area 333 sq ft – 31 sq m

Second Floor Area 275 sq ft – 26 sq m

Outbuilding Area 76 sq ft – 7 sq m





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