

PRIORY AVENUE
TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



Quietly situated in the heart of Totnes is this generously proportioned detached three bedroom dormer bungalow with off street parking and a garage.

Situated on the ground floor is an entrance porch guest WC and cloaks cupboard a double aspect living room with patio doors which interconnects with the dining room which has ample space to sit twelve comfortably. A fully fitted kitchen with a central island and a utility room with plumbing for a washer and a dryer also provides access to the rear patio and garage. A guest double bedroom and ensuite shower room are also on the ground floor. Upstairs is a large family bathroom a further double bedroom and the principle bedroom with an ensuite bathroom.

Outside there is off street parking and a garage and a wrap around patio area.

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.

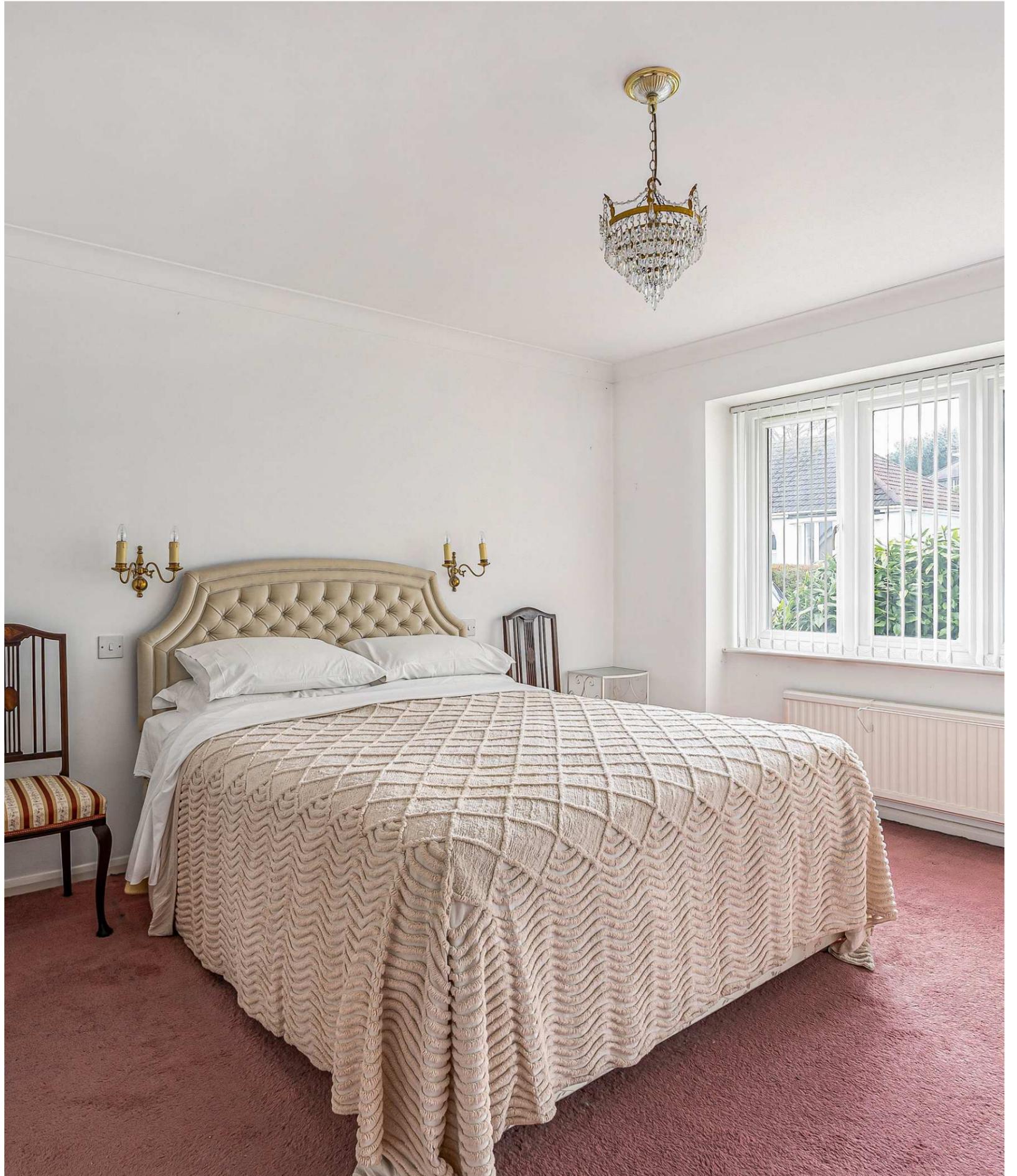




KEY FEATURES

- Three Bedrooms
- Living Room
- Dining Room
- Off Street Parking
- Garage
- Central Totnes





PROPERTY DETAILS

Property Address

11A, Priory Avenue, Totnes, Devon, TQ9 5HR

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

F

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.

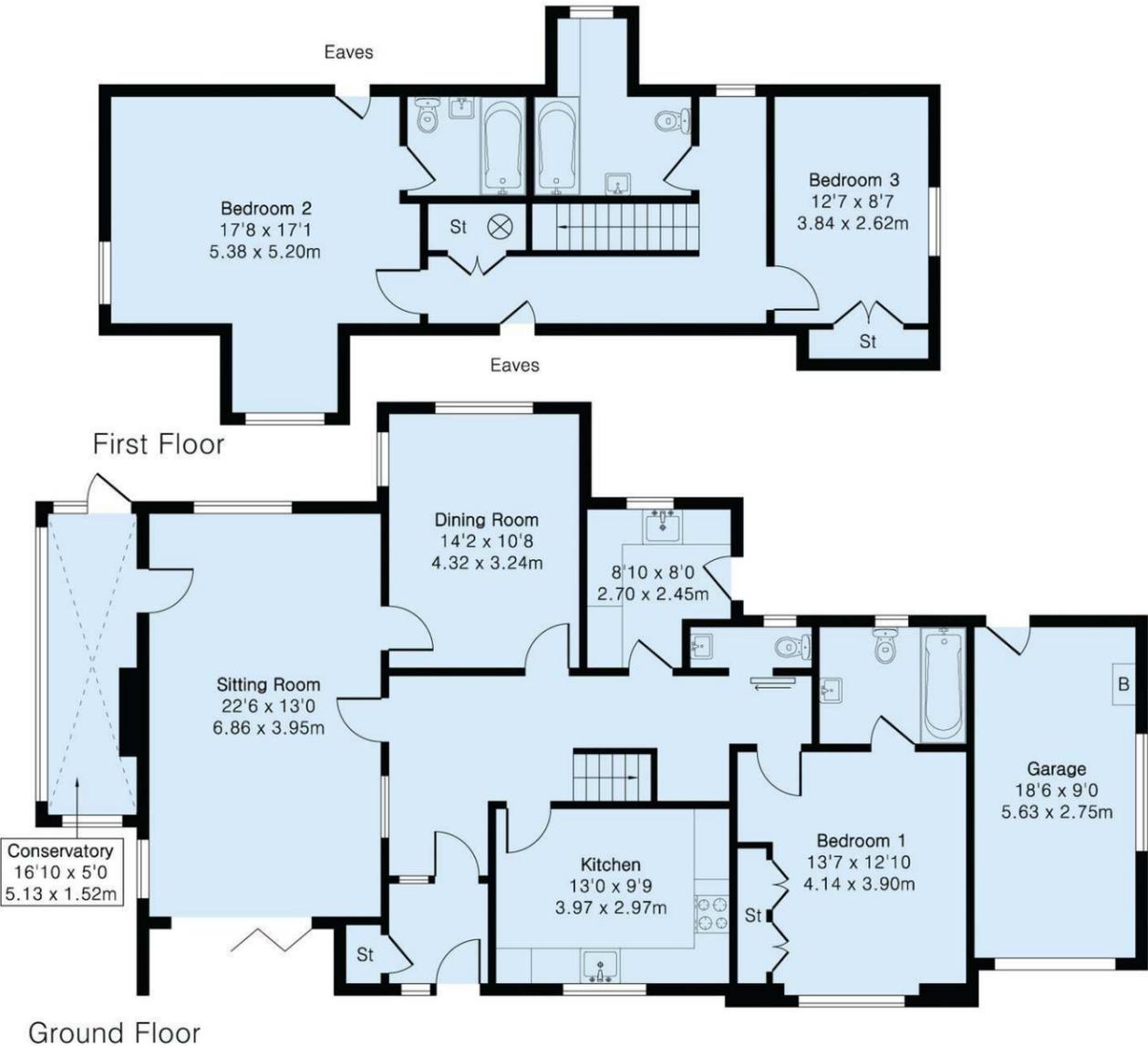
FLOOR PLAN

Approximate Gross Internal Area 1873 sq ft - 174 sq m (Excluding Garage)

Ground Floor Area 1236 sq ft – 115 sq m

First Floor Area 637 sq ft – 59 sq m

Garage Area 167 sq ft – 15 sq m





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