

HONEYSUCKLE COTTAGE BROADHEMPSTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



HONEYSUCKLE COTTAGE

Situated in the popular village of Broadhempston, an immaculately presented thatched cottage, renovated throughout to a high standard by the current owners. Offering spacious accommodation with three reception rooms, three bedrooms and two bathrooms, rear garden overlooking open fields, garage and parking.

The accommodation comprises central entrance hall leading to an open plan kitchen/dining with separate utility space and guest WC. Off the kitchen is a fantastic family room with bi-fold doors leading out to the garden. To the other side of the entrance hall is a cosy sitting room with log burner. Stairs rise to the first floor to a family bathroom, and three bedrooms, the master having an en-suite shower room.

The pretty rear garden is mostly laid to lawn with a patio area and an abundance of mature plants and shrubs and overlooks open fields. The property further benefits from parking and a single garage.

Broadhempston is a pretty and sought-after village centred around a local village shop, two popular public houses, the 15th Century Church of St Peter and St Paul and the respected Primary School. Broadhempston is convenient for both Totnes and Newton Abbot and is readily accessible to Torbay. There is 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

- Sought after village location
- Renovated throughout
- Immaculately presented thatched cottage
- 3 bedrooms, 2 bathrooms
- Open plan kitchen/diner
- Well-kept rear garden overlooking fields
- Garage and parking





PROPERTY DETAILS

Property Address

Honeysuckle Cottage, Broadhempston, Totnes, Devon, TQ9 6BD

Mileages

Totnes 6 miles Exeter 22 miles Plymouth 22 miles (approximately)

Services

Mains electric, water and drainage. Oil central heating

EPC Rating

Current: E, Potential: B

Council Tax Band

D

Tenure

Freehold

Authority

Teignbridge 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.

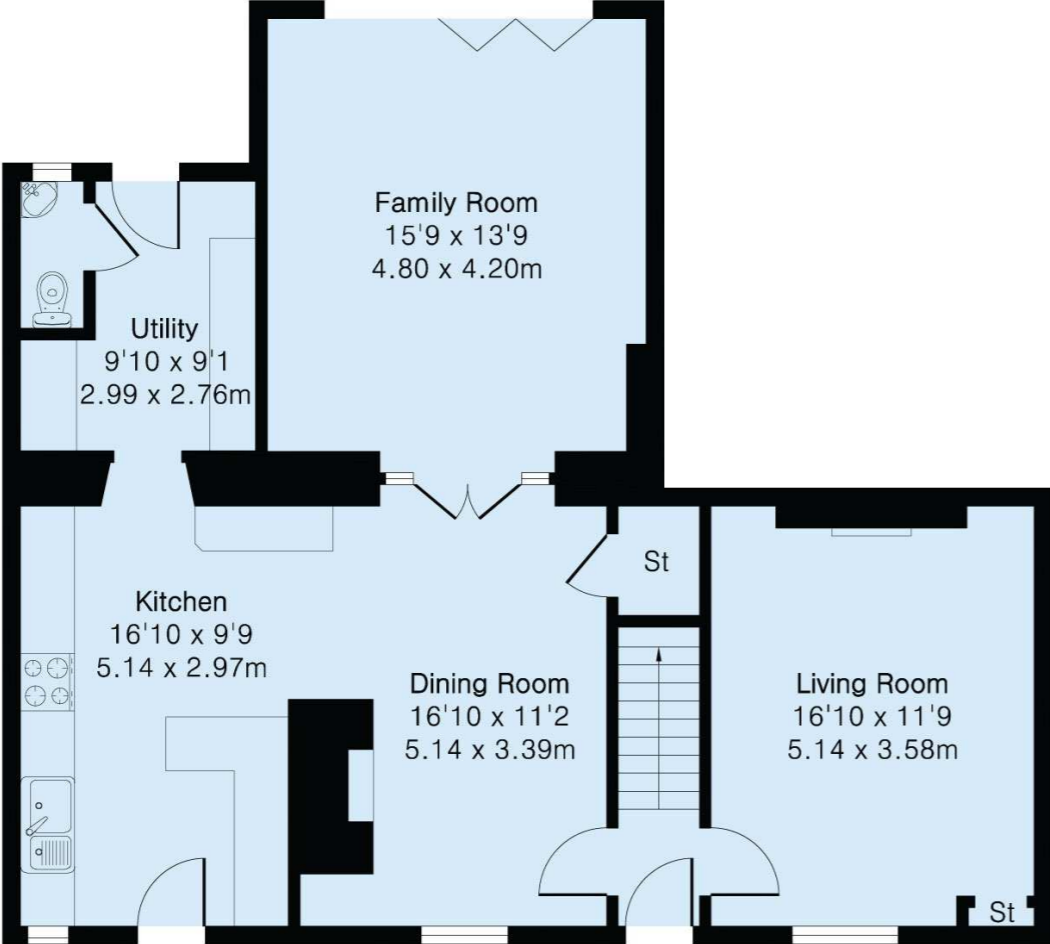


IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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.

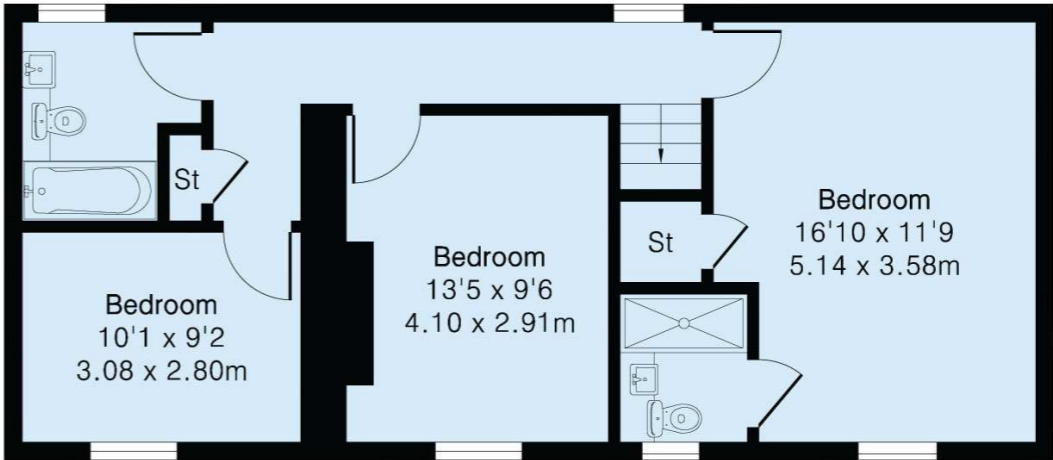
FLOOR PLAN

**Approximate Gross Internal Area 1477 sq ft - 137 sq m
(Excluding Garage)**

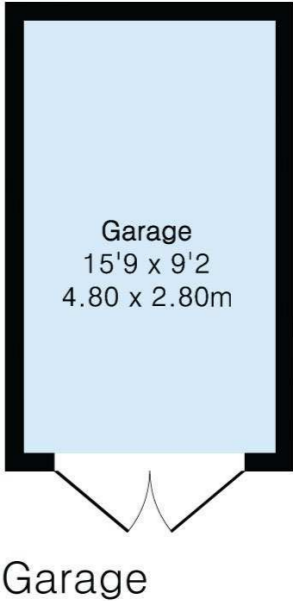
Ground Floor Area 914 sq ft – 85 sq m
First Floor Area 563 sq ft – 52 sq m
Garage Area 145 sq ft – 13 sq m



Ground Floor



First Floor



Garage



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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

Prime Waterfront & Country House
01548 855590