

# 4 HARBOURNE MILL TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 4 HARBOURNE MILL

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Built by award-winning local developers 'Poppy Developments' Harbourne Mill offers a fantastic townhouse built to a high standard with excellent specification throughout. Offering spacious and immaculate accommodation in a popular village just a short drive from Totnes. Offered to the market with no onward chain.

The property is arranged over three floors with spacious living in mind, including an open plan kitchen/dining room on the ground floor which leads to the garden. On the first floor is a spacious sitting room, study/bedroom 4, family bathroom and a double bedroom. On the second floor are a further two double bedrooms, both with en-suites.

The property has a south-facing garden which is paved and overlooks the River Harbourne and the village playing field. There is a designated parking space as well as garage parking.

Room dimensions:

Hall 1.8 x 8.5 / 5.9 x 27.8ft

Kitchen 6.4 x 4.9 / 20.9 x 16ft

Lounge 5.1 x 4.9 / 16.7 x 16ft

Office / Bed 4 - 3.0 x 2.5 / 9.8 x 8.2ft

Bed 3 - 5.0 x 4.9 / 16.4 x 16ft

Bed 2 - 5.0 x 4.9 / 16.4 x 16ft

Bed 1 - 6.4 x 4.9 / 20.9 x 16ft

Bed 1 En-suite 3.2 x 2.9 / 10.4 x 9.5ft

Bed 2 en-suite 3.2 x 2.9 / 10.4 x 9.5ft

Bathroom 4.0 x 2.9 / 13.1 x 9.5ft

The pretty village of Harbertonford boasts a primary school, church, village hall, an excellent village store/post office, and a petrol station. The village sits alongside the River Harbourne and is about three miles south of Totnes, the commercial centre for this part of Devon. The coast is a short distance away, with the sailing centre of Dartmouth some six miles to the south. For those who like a round of golf, Dartmouth Golf and Country Club, Thurlestone, and Dainton courses are all within striking distance. The surrounding countryside is of outstanding natural beauty, with wonderful coastal and countryside walks. Communications are superb with the mainline railway station at Totnes giving direct access to all major cities, and the A38 Devon Expressway is easily accessible, linking Plymouth and Exeter, where it connects with the M5. Exeter airport is approximately 30 minutes away, and Bristol airport is approximately an hour and a half away.





## KEY FEATURES

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- NO CHAIN
- Village location, a short drive from Totnes
- Premium fitted kitchens with integrated Hoover appliances
- Oak internal doors
- Underfloor heating throughout
- Integrated garage with automated doors
- South-facing garden
- Allocated parking
- 3 years remaining of Architect guarantee





# PROPERTY DETAILS

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## Property Address

4 Harbourne Mill, Woodland Road, Totnes, Devon, TQ9 7SU

## Mileages

Totnes 3 miles Exeter 30 miles Plymouth 23 miles (approximately)

## Services

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

## EPC Rating

Current: B, Potential: A

## Council Tax Band

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.

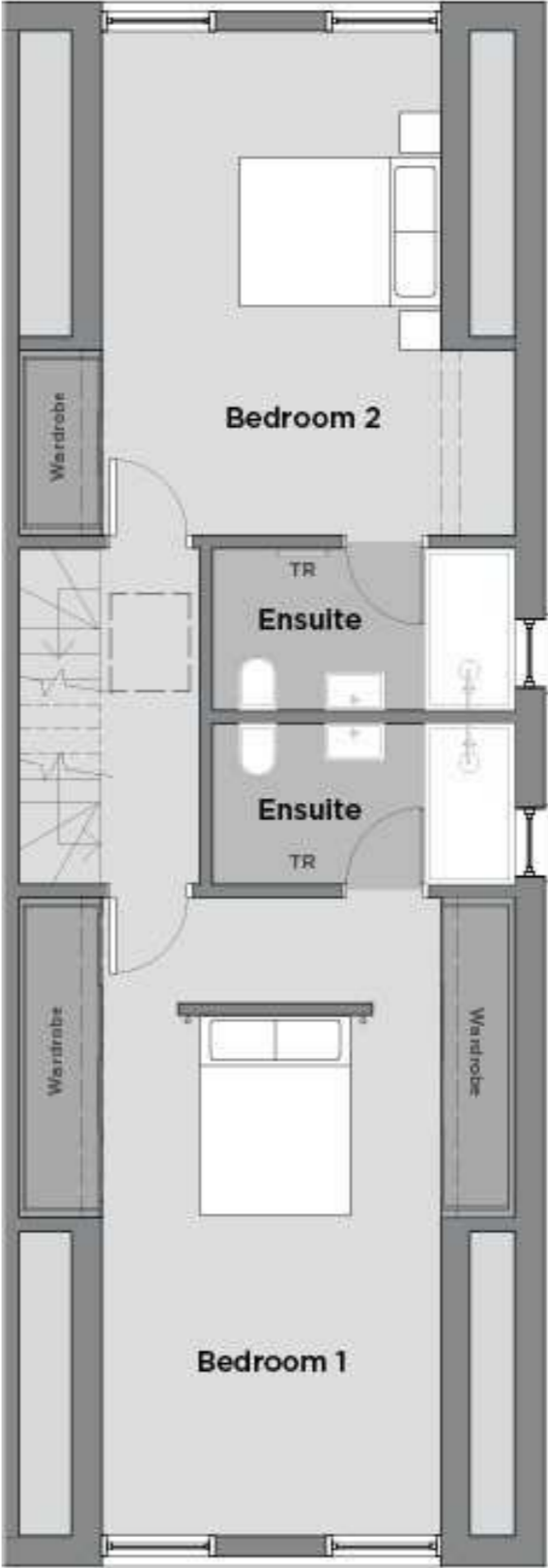
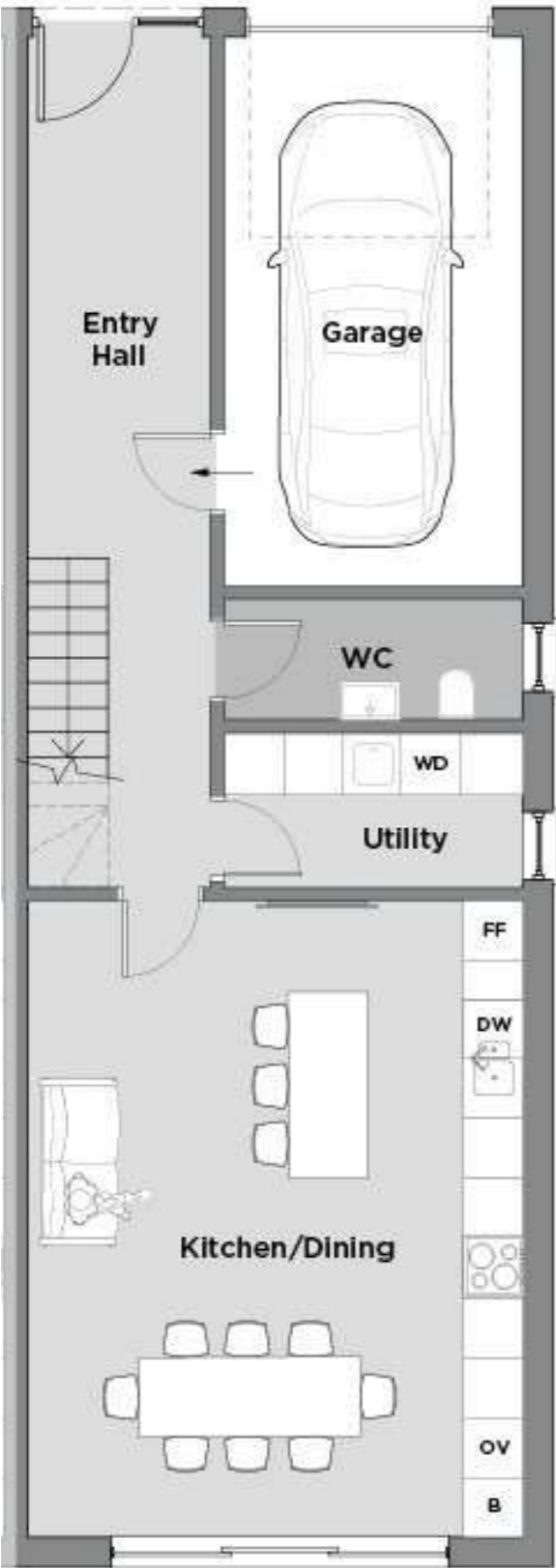
## Viewing

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



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# FLOOR PLAN





MARCHAND PETIT

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