

I GARFIELD PLACE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

I GARFIELD PLACE

AT A GLANCE

A wonderful late victorian end of terrace family house with great period charm with panoramic views over Totnes and the rarity of off street parking and a garage. The house benefits form a larger than average garden dropping down to leechwell gardens.

THE PROPERTY

The house is entered via a lovely wide entrance hall leading into a superb double reception room, which is a lovely proportioned room with a period fireplace and lovely light from the south facing bay window and superb views to the rear. Downstairs is a great Kitchen / dining room with lovely ceiling heights and a guest WC. Leading out from the Kitchen is a conservatory perfect for morning coffee which leads out onto the garden. On the first floor are two double bedrooms and a family bathroom with a further two double bedrooms on the top floor with scope subject to the necessary consents for an additional bathroom.

OUTSIDE

Outside the terraced gardens are laid to lawn with a myriad of trees and shrubs with the lower tier widening to an oasis of shrubs and trees. A garage and off street parking complete this superb house situated in this wonderful location within the Totnes conservation area.

LOCATION

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.



PROPERTY DETAILS

Property Address

1 Garfield Place, Maudlin Road, Totnes, Devon TQ9 5TB

Mileages

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

Services

All mains services

EPC Rating

Current: D, Potential: C

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Wonderful Period Charm
- Outstanding Views over Totnes
- Garage
- Off Road Parking
- Superb Gardens
- Conservation area

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.



FLOOR PLAN

**Approximate Gross Internal Area 1969 sq ft - 183 sq m
(Excluding Garage)**

Lower Ground Floor Area 593 sq ft – 55 sq m

Ground Floor Area 456 sq ft – 42 sq m

First Floor Area 468 sq ft – 44 sq m

Second Floor Area 452 sq ft – 42 sq m

Garage Area 154 sq ft – 14 sq m



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