

12 HAYES CLOSE  
TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 12 HAYES CLOSE

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Situated within Bridgetown and within easy distance of the town centre, a two bedroom end of terrace of home with views over the town and Dartmoor beyond. Occupying a corner plot the property benefits from good-sized front and rear gardens.

The property is entered via a covered porch giving access to a utility space and the entrance hallway. From the entrance hall there is access to the shower room and modern kitchen with integrated oven, dishwasher and space for all other necessary appliances. From the entrance hall, stairs rise to a large sitting room which has a log burner, ample space for a dining table and enjoys wonderful views. On the lower ground floor are two double bedrooms, the master having built-in wardrobe space.

The property has front and rear and gardens, the front is sloping and laid to lawn. The rear garden has a patio area along with lawn and is bounded by mature hedging, providing privacy.

This property is subject to the 3 year Devon Occupancy Restriction which means that a purchaser must have lived and worked in Devon for the last 3 years or for 7 years out of the last 20 years.

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.

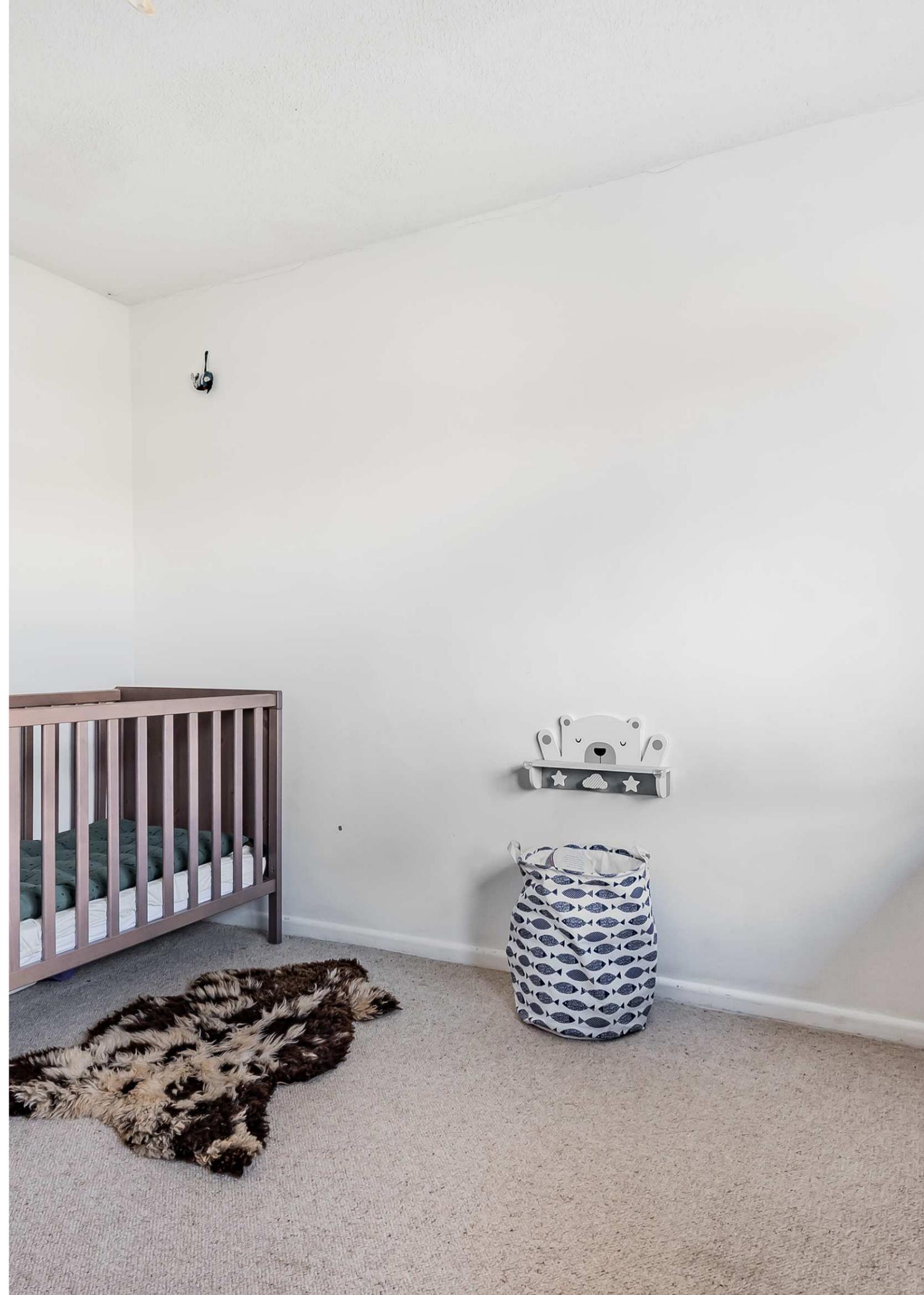




## KEY FEATURES

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- Devon rule applies
- Views across Totnes to Dartmoor beyond
- Well-presented throughout
- 2 bedrooms
- Large reception space
- Front and rear gardens





# PROPERTY DETAILS

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## Property Address

12 Hayes Close, Totnes, Devon, TQ9 5YB

## 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

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.



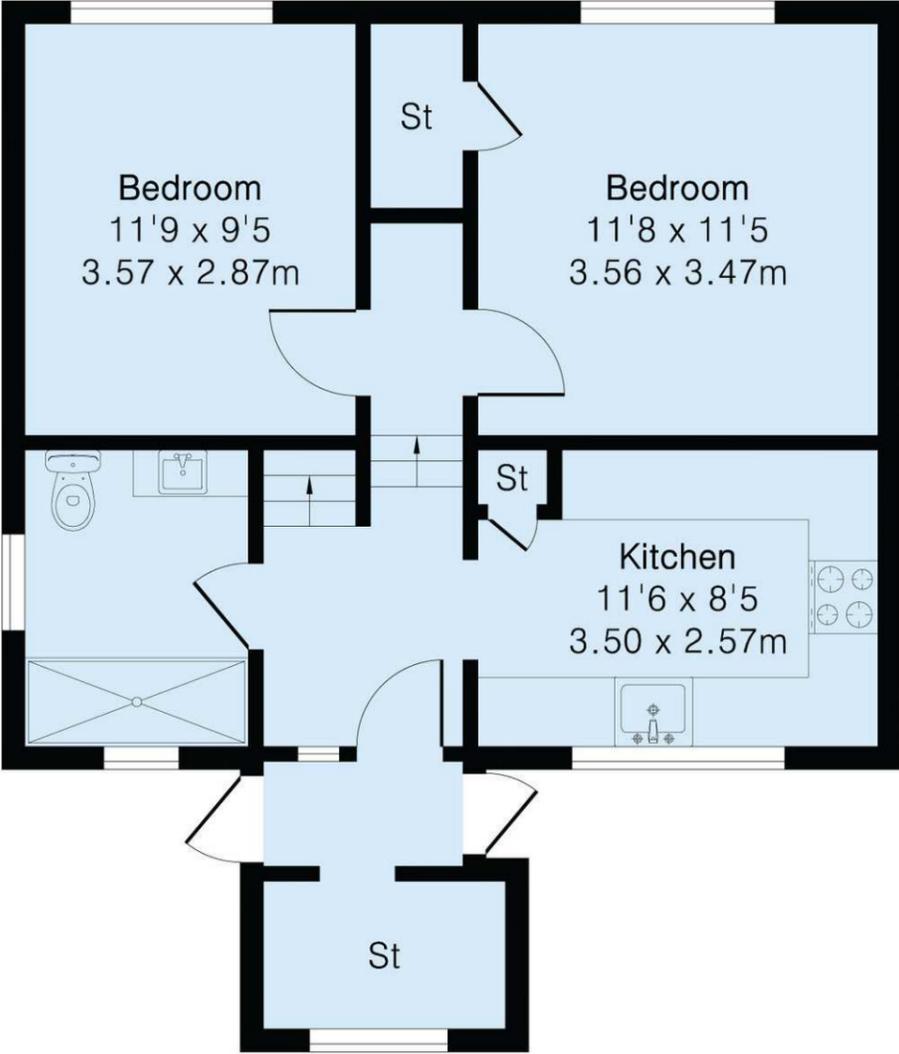
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation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

# FLOOR PLAN

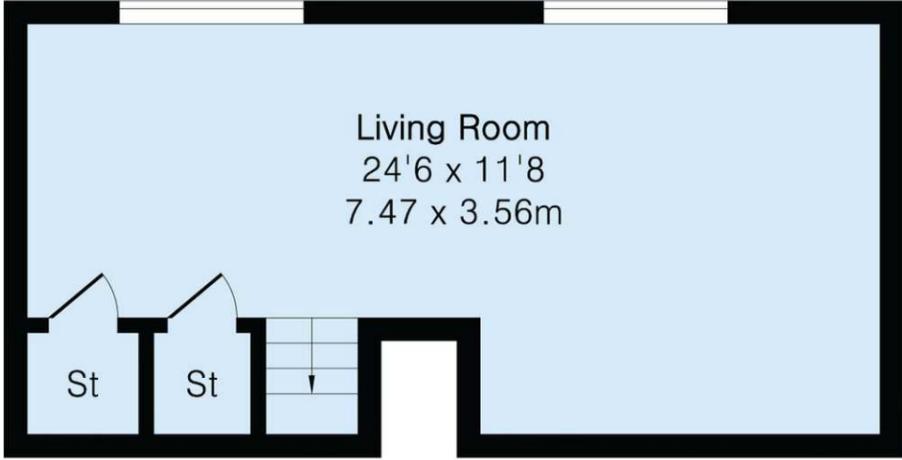
**Approximate Gross Internal Area 822 sq ft - 76 sq m**

Ground Floor Area 550 sq ft – 51 sq m

First Floor Area 272 sq ft – 25 sq m



Ground Floor



First Floor



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