

# 3 THROGMORTON HOUSE TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



### 3 THROGMORTON HOUSE

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Situated within the ever popular Throgmorton House development, occupying a fantastic position with level access to the town centre and amenities. Number 3 is situated on the ground floor with a rear garden, good-sized accommodation, allocated parking and views of the River Dart. Offered to the market with no onward chain and renovated by the current owner.

A large entrance hall gives access to the fully refurbished kitchen which has a range of wall and base units. Integrated Bosch appliances, induction hob, washing machine, dishwasher, space for tall fridge / freezer, space for a small breakfast table and chairs and views to the river. A new efficient Worcester Bosch system boiler fitted during refurbishment. The sitting room is spacious with patio sliding doors on to the garden. There are two large double bedrooms both with built in storage and one with an en-suite shower room. A family bathroom completes the accommodation.

The apartment also offers a rear garden with a paved area perfect for alfresco dining, various plants and shrubs and views of the River Dart. There is an allocated parking space and visitors' parking, a storage box suitable for cycles etc is located in the front of the property.

Lease info: Lease: 999yrs from Dec 2025  
Service Charge : Approximately £2,400 per annum.

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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- No Onward Chain
- Allocated Parking
- Garden
- Views of the River Dart
- Ground Floor
- Level access to town





# PROPERTY DETAILS

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## Property Address

3 Throgmorton House, New Walk, Totnes, Devon, TQ9 5GZ

## Mileages

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

## Services

Mains electric, water and drainage. Gas central heating.

## EPC Rating

Current: C, Potential: C

## Council Tax Band

D

## Tenure

Share of 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

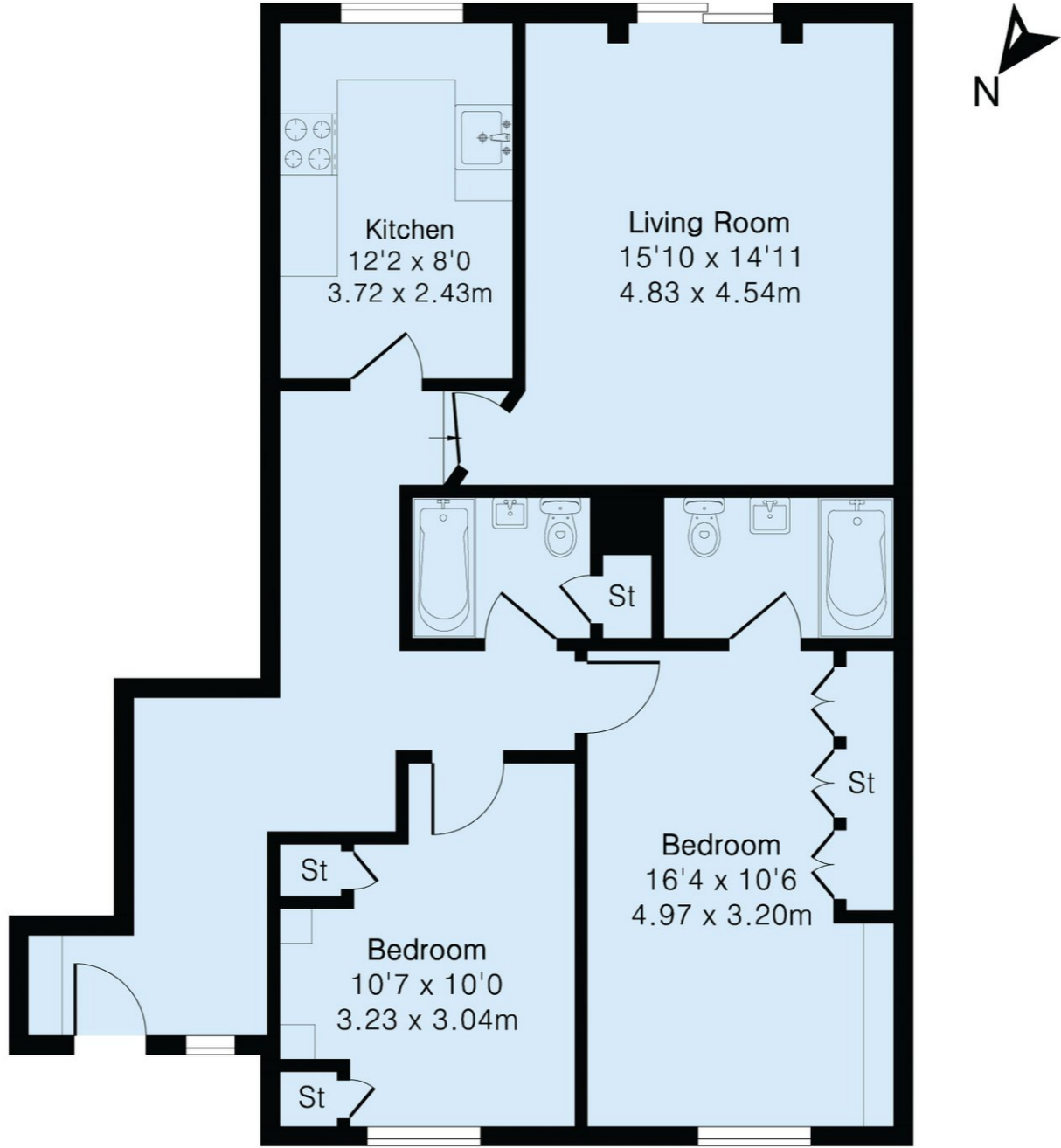
Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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# FLOORPLAN

Approximate Gross Internal Area 866 sq ft - 80 sq m



Ground Floor Flat



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