

12 PLYMOUTH ROAD
TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



12 PLYMOUTH ROAD

Situated at "the top of town" is this wonderful flat fronted Grade II listed Georgian townhouse laid out over four floors with four bedrooms a good size garden and views to the castle. Offered to the market with no onward chain.

On the ground floor is an entrance hall leading to the sitting room, to the rear of the house is a dining room and a lovely kitchen extension with central island with a lantern roof and guest WC with patio doors leading out onto the garden. On the first floor are two double bedrooms with built in storage. On the second floor are a further two bedrooms and the family bathroom. The third floor has a loft room and storage space.

The enclosed, south-facing rear garden is arranged over three levels with a patio area and steps leading to lawn and a decked area with steps up to a summerhouse.

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

- NO CHAIN
- Excellent location for access to the High Street
- Grade II listed Georgian townhouse
- Well-presented through out
- 4 bedrooms and loft room
- Large kitchen/diner
- Enclosed south-facing rear garden
- Listed building consent granted for further alterations





PROPERTY DETAILS

Property Address

12 Plymouth Road, Totnes, Devon, TQ9 5PH

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: B

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.



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 1876 sq ft - 173 sq m
(Excluding Outbuilding)**

Ground Floor Area 713 sq ft – 66 sq m
First Floor Area 454 sq ft – 42 sq m
Second Floor Area 456 sq ft – 42 sq m
Third Floor Area 253 sq ft – 23 sq m
Outbuilding Area 113 sq ft – 10 sq m





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