

# 78 WESTONFIELDS TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 78 WESTONFIELDS

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Situated on the Bridgetown side of Totnes and within easy striking distance of the Town Centre, a well-presented, end of terrace family home arranged over three floors offering four good-sized bedrooms, two reception room and two bathrooms. There is a well-kept pretty rear garden and parking for two cars to the front.

On the ground floor the accommodation comprises entrance hall with doors to the sitting room and dining room. The dining room gives access to the kitchen which has a range of wall and base units with space for appliances, there is also a separate utility area and door giving access out to the rear garden. To the first floor is two double bedrooms and two bathrooms with a further two bedrooms located on the second floor along with loft space.

Outside the rear garden has been well kept with two patio areas and lawned sections bordered by mature plants and shrubs and a useful garden shed. To the front is driveway parking for two cars and electric charging point.

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.



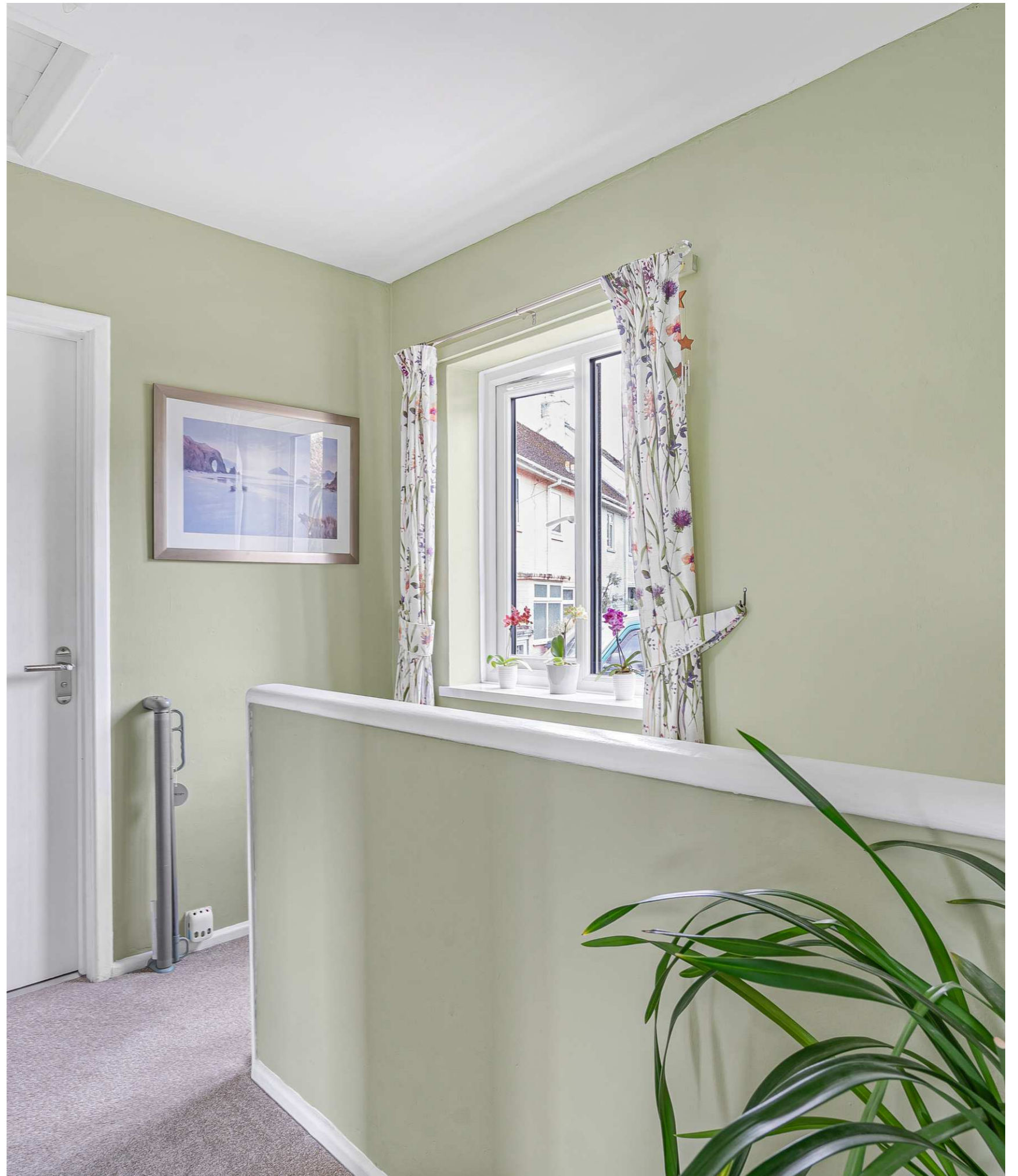


## KEY FEATURES

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- Sought after location
- Short distance to Totnes Town
- End of terrace family home
- 4 bedrooms, 2 bathrooms
- Rear garden
- Parking for 2 cars and electric charging point





# PROPERTY DETAILS

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## Property Address

78 Westonfields, Totnes, Devon, TQ9 5QX

## 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

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.

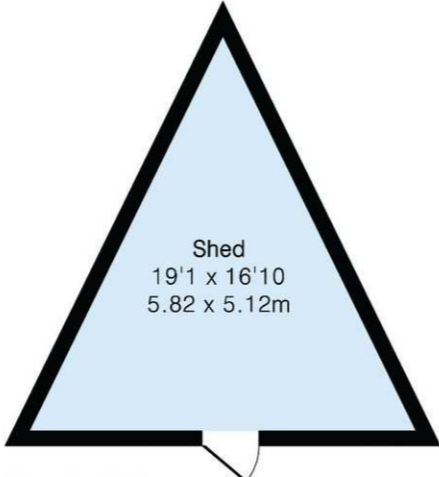


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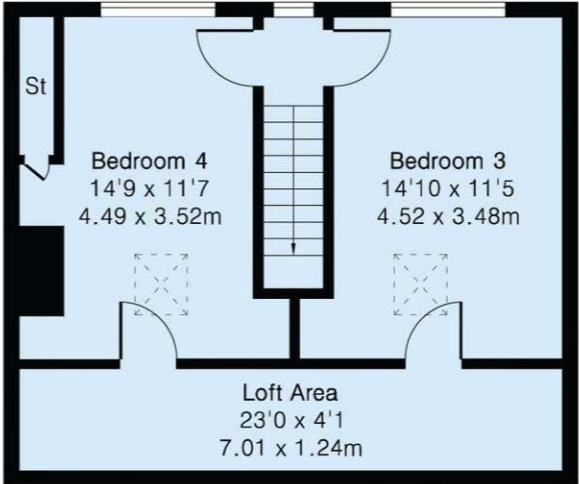
# FLOOR PLAN

## Approximate Gross Internal Area 1508 sq ft - 140 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 580 sq ft – 54 sq m  
First Floor Area 464 sq ft – 43 sq m  
Second Floor Area 464 sq ft – 43 sq m  
Outbuilding Area 144 sq ft – 13 sq m



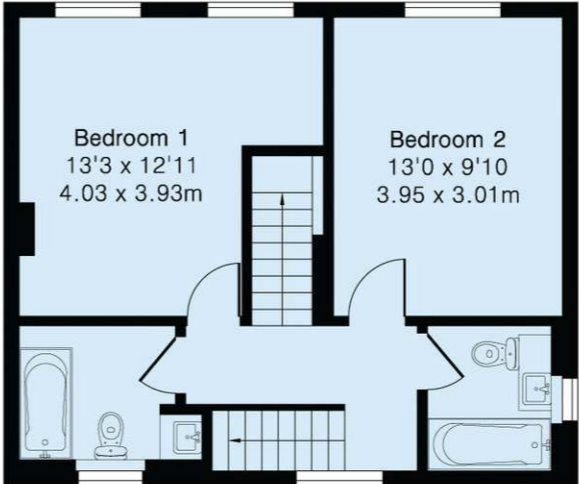
Outbuilding



Second Floor



Ground Floor



First Floor



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