

18 HOME REACH AVENUE
TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



18 HOME REACH AVENUE

Situated in Bridgetown and within easy distance of the town centre and amenities, a well-presented detached family home built by Linden Homes approximately ten years ago. Arranged over three floors this fantastic home offers spacious accommodation with three bedrooms, home office, garage and driveway parking.

The ground floor comprises entrance hallway with cloakroom and access to the sitting room and third bedroom. Stairs descend to a hallway with another cloakroom and access to a fantastic open plan kitchen/dining room with ample wall and base storage and space for all necessary appliances. From the dining area double doors open out to the rear garden. On the first floor is the family bathroom and two bedrooms, both with built-in wardrobe space and the master having an en-suite shower room.

At the front of the property is driveway parking leading to a single garage with a small lawned area with pedestrian path leading to the front door. The rear garden is mainly laid to lawn with a patio area, a door gives access to the useful home office which also provides storage space. Steps from the patio rise up to give access into the garage.

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.

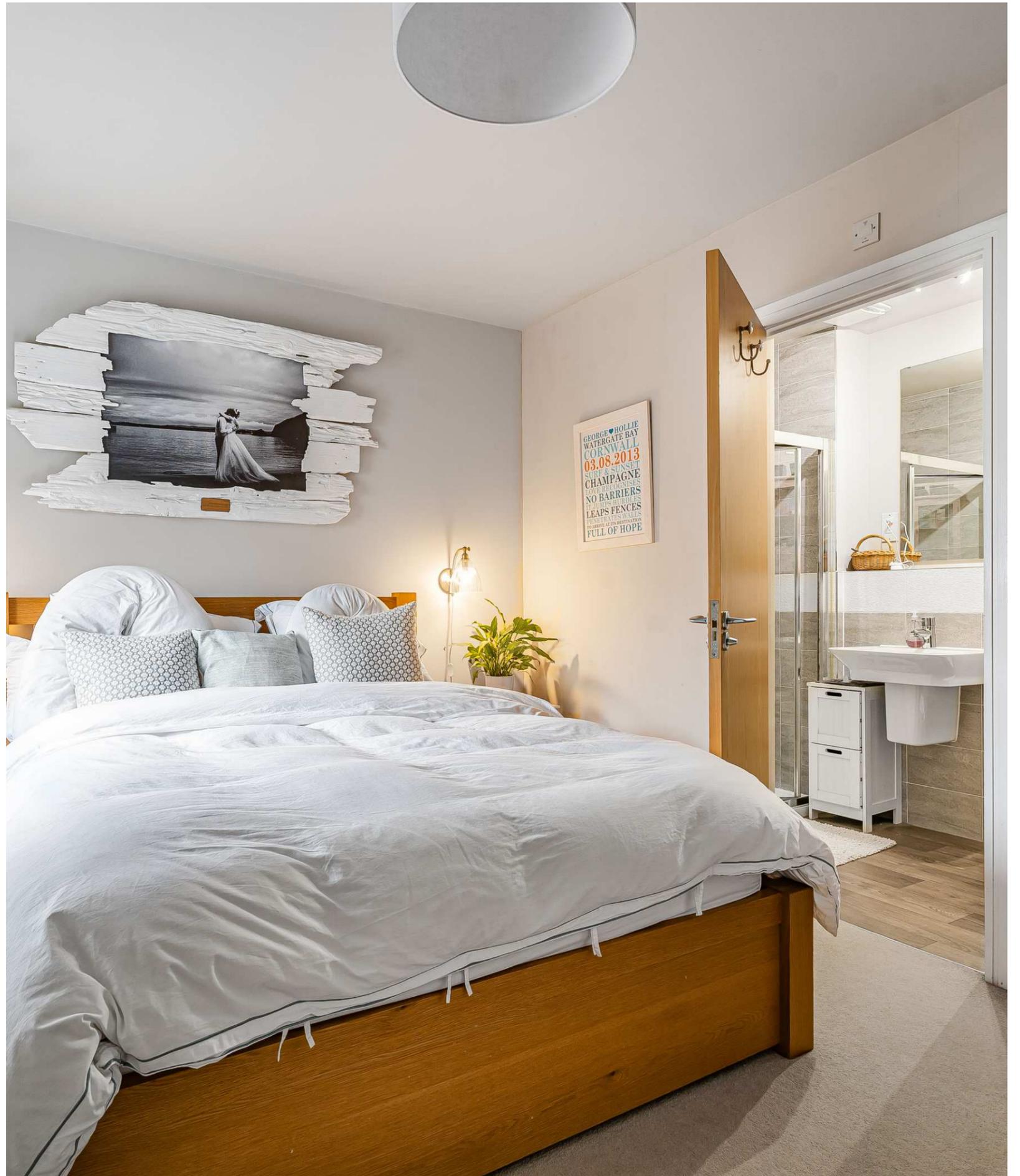




KEY FEATURES

- Spacious family home
- Located in Bridgetown
- Well-presented throughout
- 3 bedrooms
- Home office
- Garage and driveway parking





PROPERTY DETAILS

Property Address

18 Home Reach Avenue, Totnes, TQ9 5FS

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: B

Council Tax 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

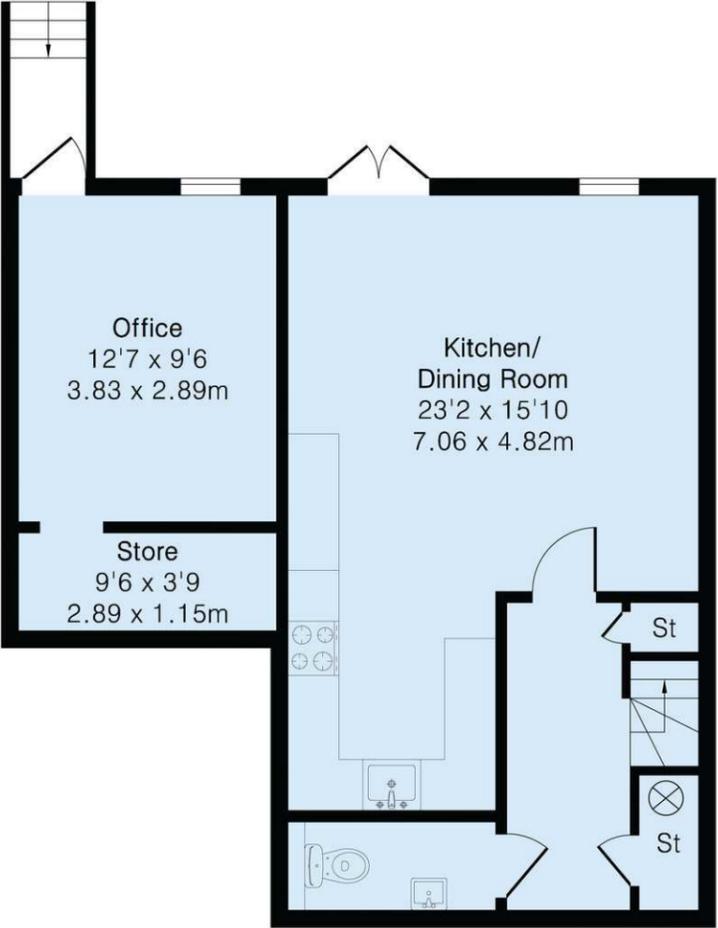
**Approximate Gross Internal Area 1479 sq ft - 137 sq m
(Excluding Garage)**

Lower Ground Floor Area 609 sq ft – 57 sq m

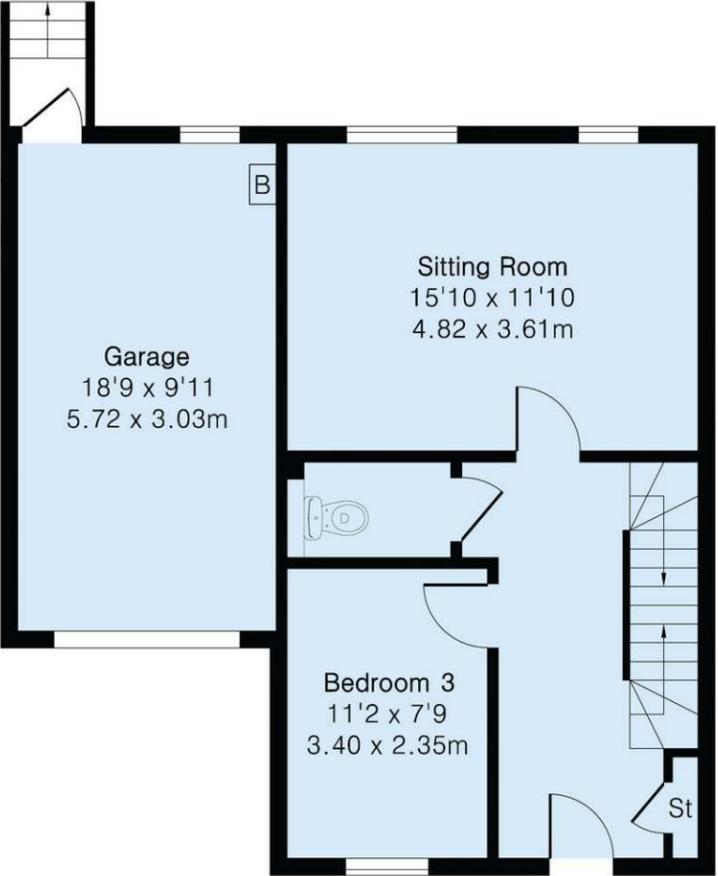
Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 435 sq ft – 40 sq m

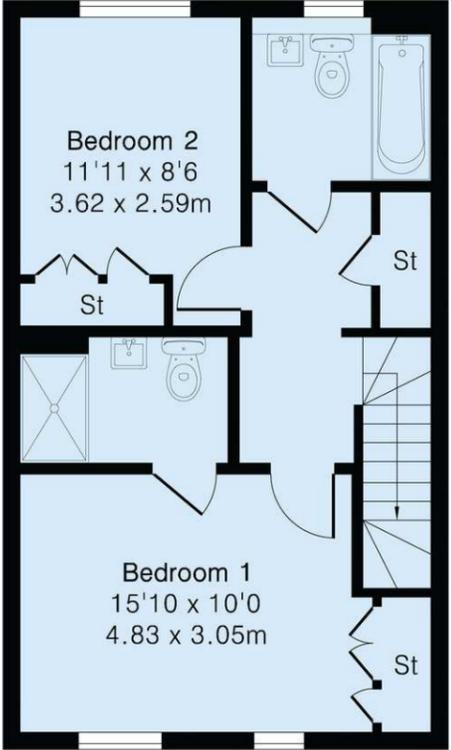
Garage Area 187 sq ft – 17 sq m



Lower Ground Floor



Ground Floor



First Floor



MARCHAND PETIT

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