

# 7 HOME REACH AVENUE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 7 HOME REACH AVENUE

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Offered to the market with no onward chain, a modern, well-presented semi-detached house built by Linden Homes approximately ten years ago, situated in Bridgetown and within easy distance of the town centre. The property would be ideal for a first time buyer or investors.

Upon entering into the hallway there is access to a cloakroom/WC and through to the kitchen/dining room which is fitted with a range of contemporary wall and base units, space for appliances, and room for a dining table and chairs. A good sized sitting room with doors to the rear garden completes the ground floor. Upstairs are two double bedrooms and the family bathroom.

To the side of the property is a brick-paved parking area for parking, with stairs rising to a timber gate leading to the rear garden. The garden is mainly laid to lawn with a patio area and is fully enclosed.

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 CHAIN
- Modern, semi detached home
- Walking distance of the town centre
- 2 double bedrooms
- Enclosed rear garden
- Driveway parking









# PROPERTY DETAILS

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**Property Address**

7 Home Reach Avenue, Totnes, Devon

**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**

Band C

**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**

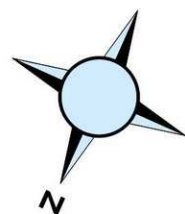
Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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.

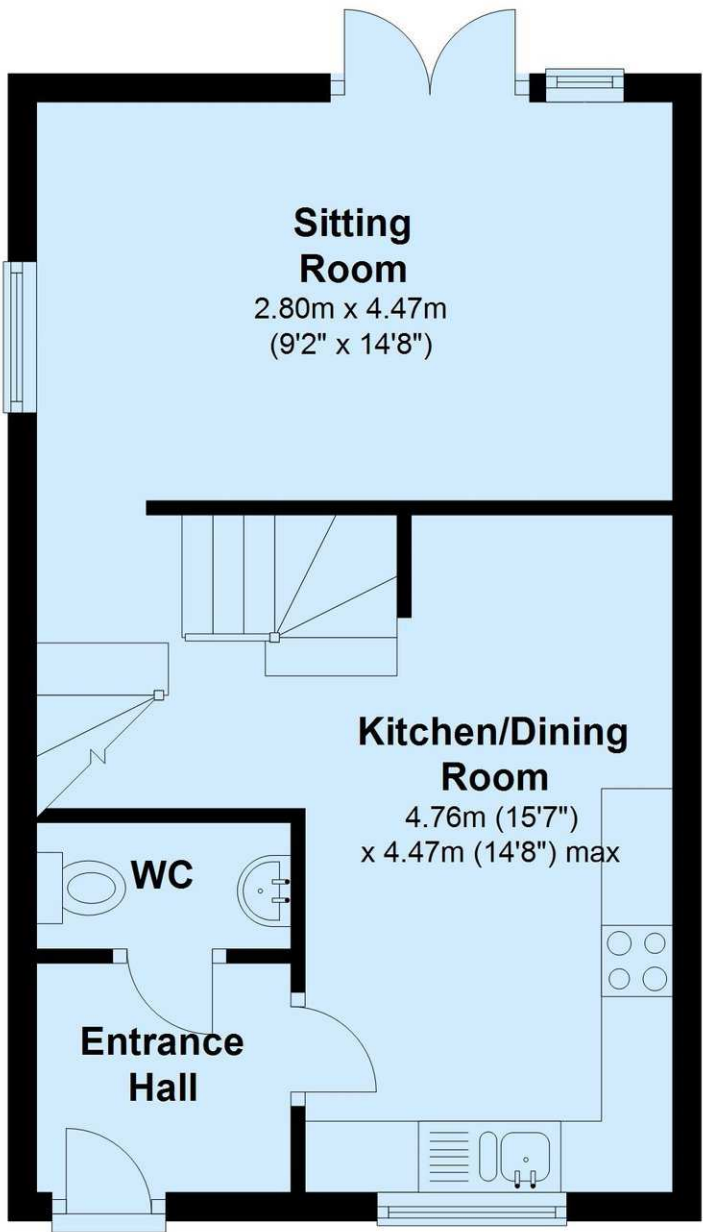


# FLOORPLAN



## Ground Floor

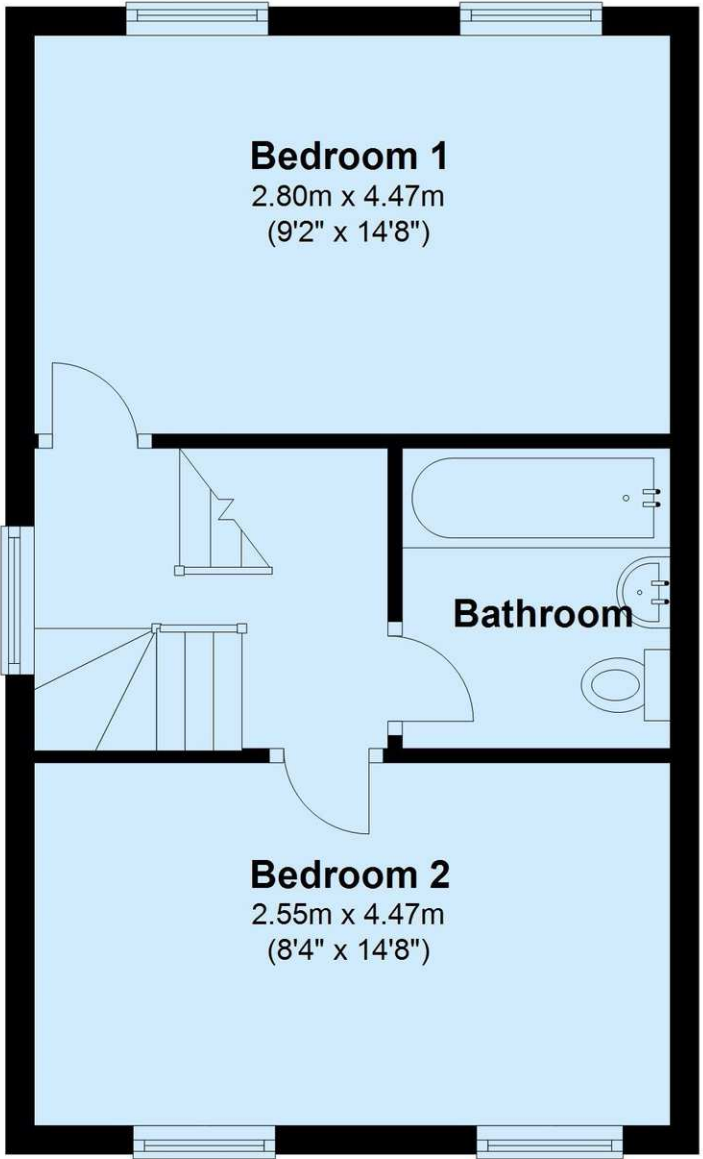
Approx. 34.2 sq. metres (368.4 sq. feet)



## 7 Home Reach, Totnes

## First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 68.4 sq. metres (736.6 sq. feet)





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