

# 2 ANTRIM TERRACE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## 2 ANTRIM TERRACE

---

A wonderful double fronted family house offering great living space with views over Totnes Castle and a separate self-contained one bedroom flat with patio garden, ideal for additional income or multi-generational living.

The house is well presented throughout and is situated in this highly convenient central location within walking distance to the train station and local facilities.

On the ground floor is a lovely bright double reception room with views of the castle and a fitted kitchen / dining room. The hallway still has a separate staircase to the lower ground floor flat which can be accessed internally or separately from the back of the house and consist of a bedroom area and open plan kitchen / living room and separate bathroom which are all really well presented. Over the first and second floors are five lovely bright bedrooms, three ensuite shower rooms and a family bathroom.

Outside the patio garden is bordered with trellises and shrubs.

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.



# PROPERTY DETAILS

---

## Property Address

2 Antrim Terrace, Totnes

## Mileages

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

## Services

Mains electric, water and drainage. Electric heating and electric underfloor heating to annexe.

## EPC Rating

Current: 73, Potential: 88

## Council Tax Band

E

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

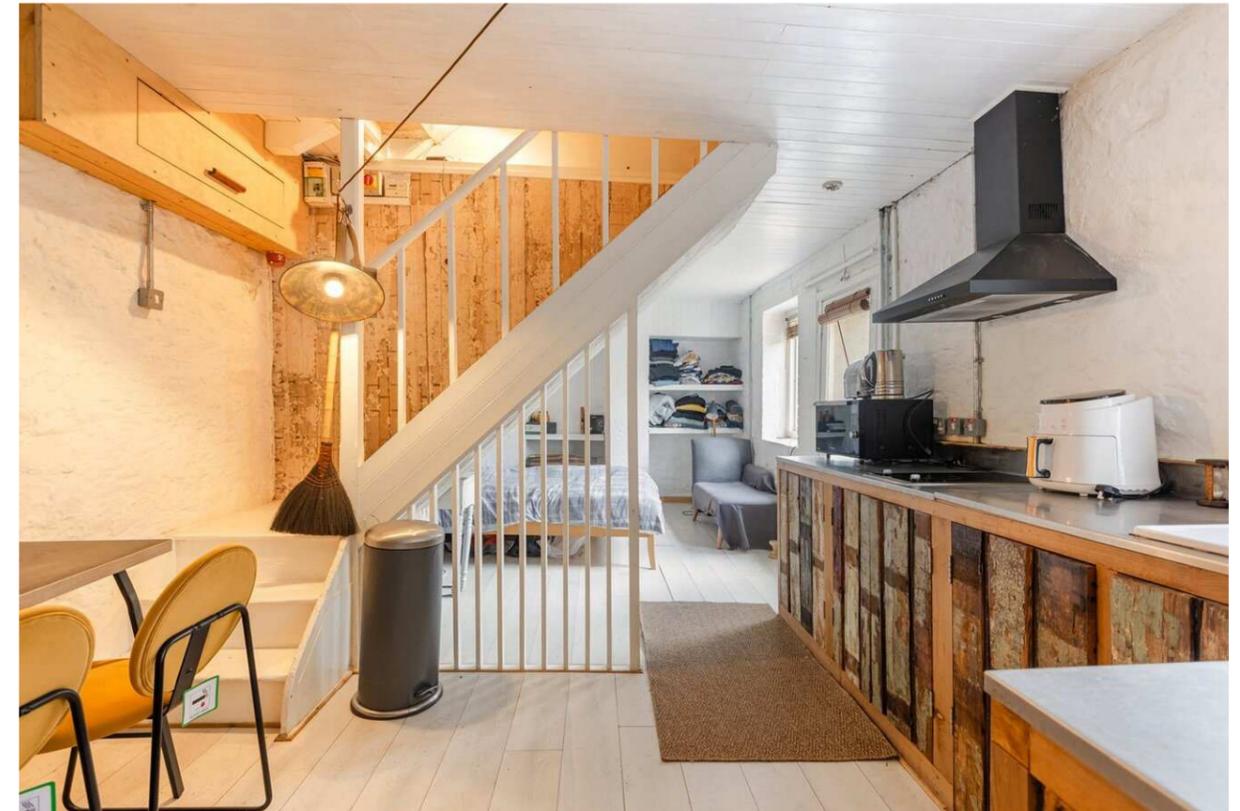
- Town centre location
- Views to Totnes Castle
- Walking distance of train station
- 1 bedroom self-contained annexe
- Beautifully presented throughout
- 5 bedrooms, 4 bathrooms

## 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.



# FLOORPLAN



Total area: approx. 182.6 sq. metres (1965.0 sq. feet)

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.

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