

6 HILLBROOK ROAD  
TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 6 HILLBROOK ROAD

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Situated in Bridgetown and within walking distance of the town centre, a mid-terrace, three bedroom family home in need of updating with front and rear garden, single garage and parking, a rarity for this location. Offered to the market with no onward chain.

A pedestrian gate leads through the front garden, to the front door and into the entrance hall which gives access to the sitting room, dining room, family bathroom and kitchen. Upstairs there are three bedrooms, two double and one single. Views over the town to the countryside can be seen from the first floor.

From the dining room, doors lead out to the rear garden which is laid to lawn with a garden shed and rear access. There is a single garage and parking space in front.

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
- In need of updating
- Within walking distance to the town centre
- 3 bedrooms, 2 receptions
- Front and rear gardens
- Garage and parking
- Two feature fireplaces





# PROPERTY DETAILS

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## Property Address

6 Hillbrook Road, Totnes, Devon, TQ9 5AT

## 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

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.



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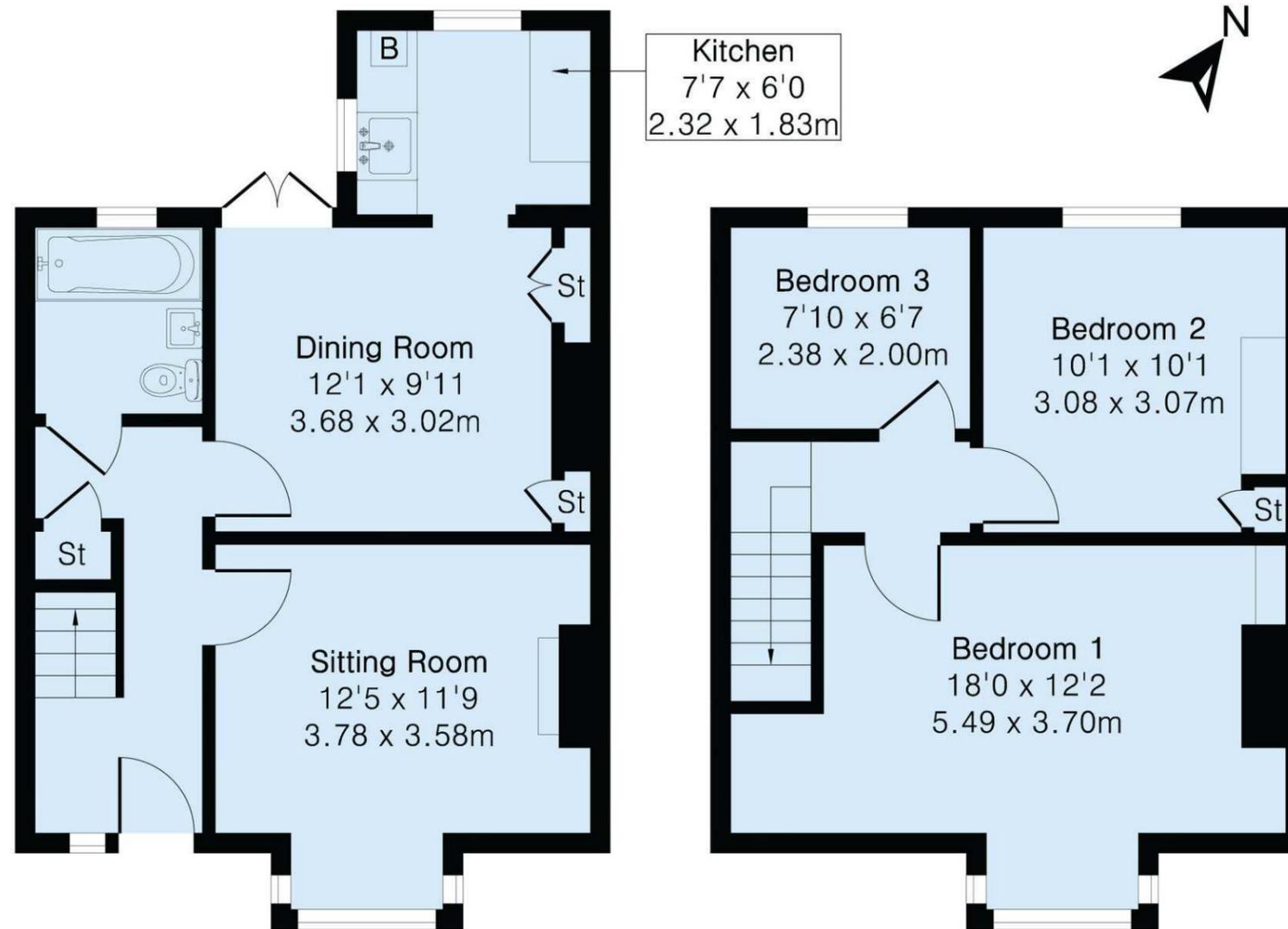
# FLOORPLAN

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**Approximate Gross Internal Area 789 sq ft - 73 sq m**

Ground Floor Area 419 sq ft – 39 sq m

First Floor Area 370 sq ft – 34 sq m



Ground Floor

First Floor



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