

# 4 THE LAMB TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## 4 THE LAMB

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Ideally located for access to the High Street, and amenities, a well-presented apartment offered to the market with no onward chain.

The apartment is bright and airy throughout with a spacious reception with access to the balcony. There is a well-equipped kitchen and family bathroom along with two double bedrooms.

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

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## Property Address

4 The Lamb, , 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: 77, Potential: 78

## Council Tax Band

Band C

## Tenure

Leasehold. 999 yr lease from 2007. Service charge: £1746.48 annually

## Authority

South Hams District Council

## Key Features

- NO CHAIN
- Excellent location, just a short distance to the High Street
- 2 double bedrooms
- Large reception space with balcony
- Well-presented throughout

## Fixtures & Fittings

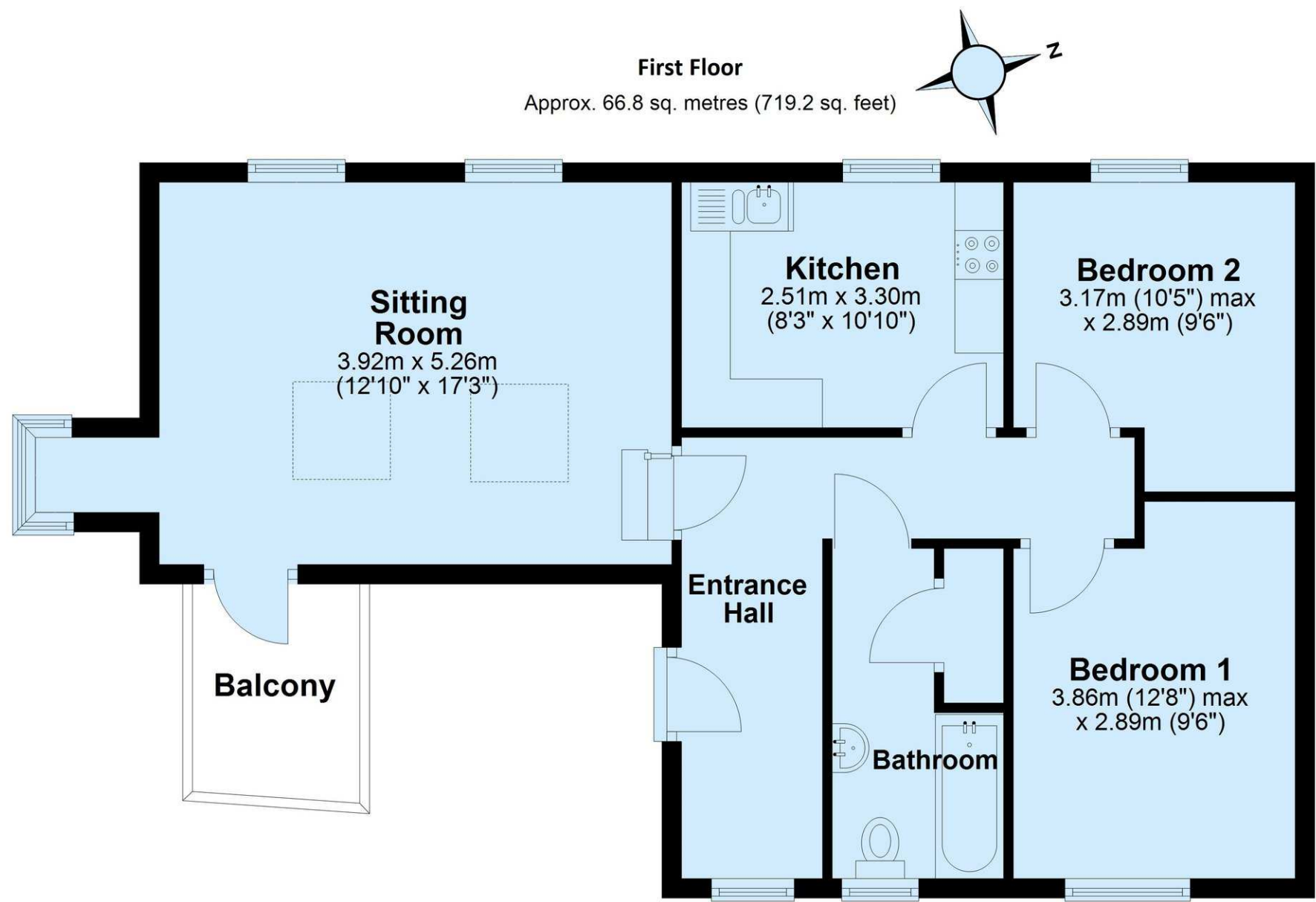
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

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



# FLOORPLAN



Total area: approx. 66.8 sq. metres (719.2 sq. feet)

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