

12 CROCADON MEADOWS TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



12 CROCADON MEADOWS

Nestled in a quiet residential area within easy reach of Totnes, Dartmouth and Kingsbridge, this detached house boasts three/four bedrooms and garage along with off-street driveway parking. The property features a beautifully maintained garden, perfect for relaxing or entertaining guests.

The house offers ample living space with a spacious sitting room, a well-equipped kitchen, and a separate utility area along with a dining room which could also be used as a fourth bedroom. The bedrooms are well-appointed with two situated on the ground floor, both with en-suites. A further double bedroom is located on the first floor along with the family bathroom.

The property is conveniently located within easy reach of local amenities, schools, and transport links, making it an ideal choice for those seeking a peaceful yet accessible living environment.

Halwell is centrally located for easy access to Totnes, Dartmouth, and Kingsbridge. The village boasts a public house, a church and a fuel station with a licensed and comprehensive shop within. The beautiful South Hams coast line is but a short distance away with beaches, golf, boating and country walks all being catered for making Halwell an excellent spot to be. The nearby market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- Spacious detached family home
- Well-presented throughout
- Easy access to Totnes, Dartmouth and Kingsbridge
- 3/4 bedrooms, 3 bathrooms
- Driveway parking and garage
- Beautiful rear garden





PROPERTY DETAILS

Property Address

12 Crocadon Meadows, Halwell, Totnes, Devon, TQ9 7LH

Mileages

Totnes 6 miles Exeter 32 miles Plymouth 25 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: D, Potential: A

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.

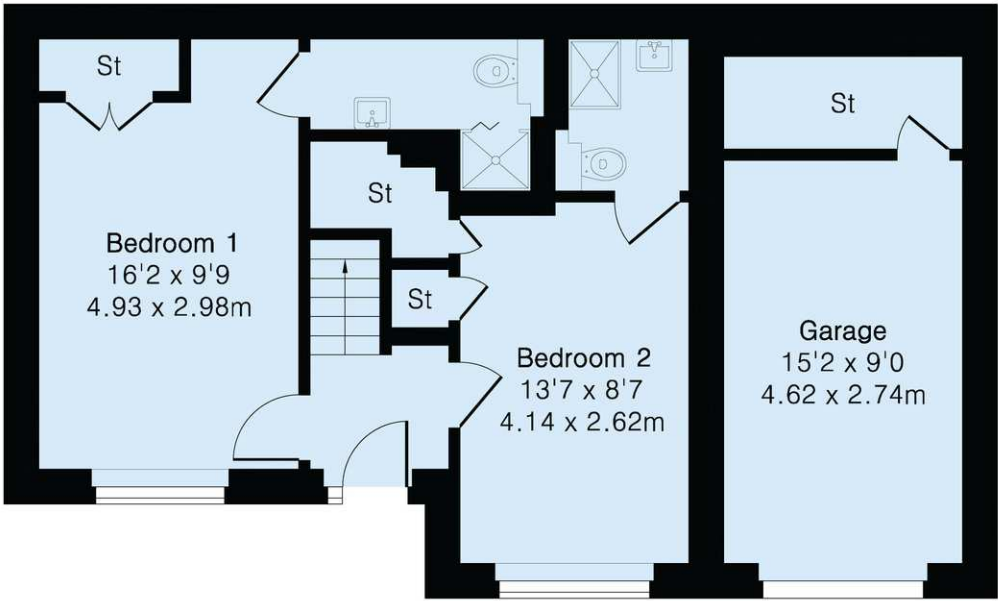
FLOOR PLAN

**Approximate Gross Internal Area 1439 sq ft - 134 sq m
(Excluding Garage)**

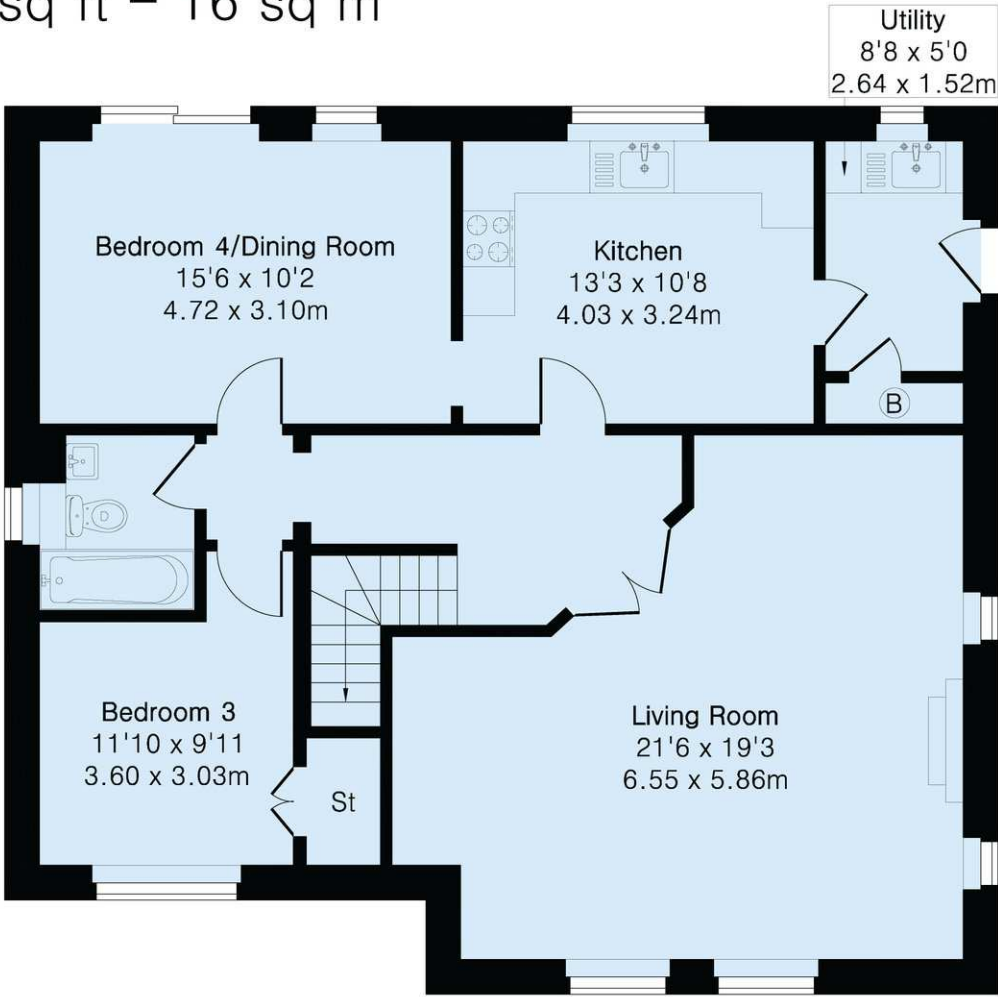
Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 1013 sq ft – 94 sq m

Garage Area 177 sq ft – 16 sq m



Ground Floor



First Floor



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