

17 CROCADON MEADOWS
HALWELL



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



17 CROCADON MEADOWS

Ideally situated for Totnes, Dartmouth and Kingsbridge this superb three bedroom terrace house offers a good size garden, off street parking and is offered with no onward chain. Situated in this popular small development the property offers an open plan living room / dining room guest WC and separate kitchen. Upstairs are two double bedrooms and a smaller third and a family bathroom.

Outside is a good size south facing garden with a range of shrub and flower borders and two off street parking spaces to the front.

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

- NO CHAIN
- Three Bedrooms
- Family Bathroom
- Guest WC
- Two off street parking spaces
- South Facing Garden
- Convenient location





PROPERTY DETAILS

Property Address

17 Crocadon Meadows, Halwell, 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: C, 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.



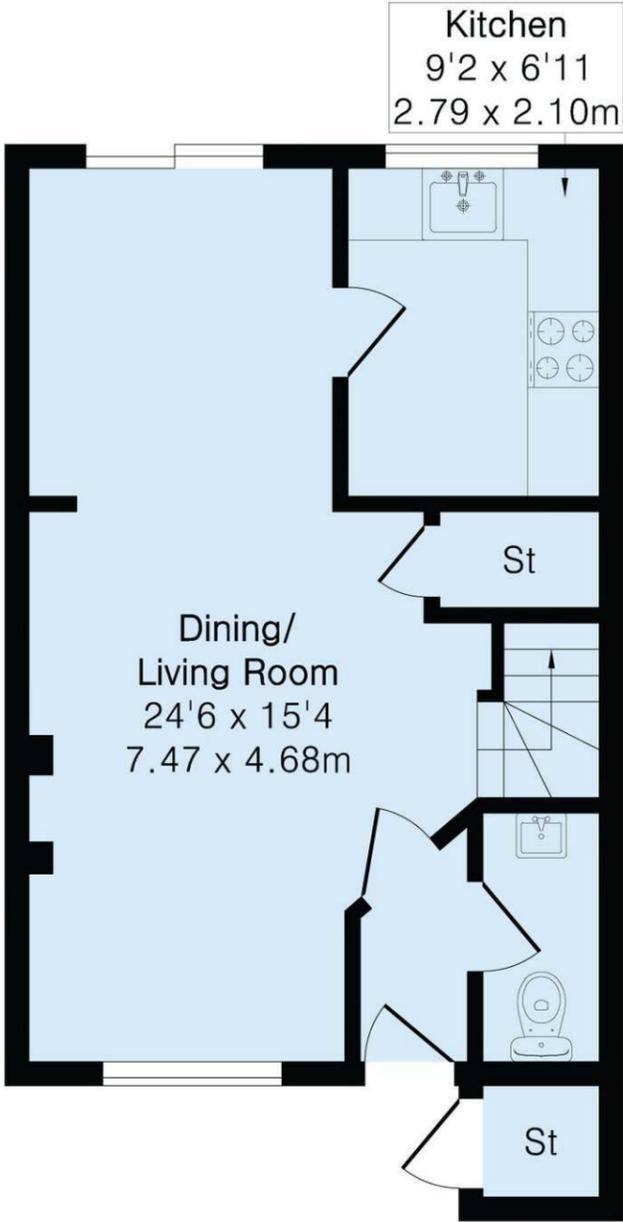
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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

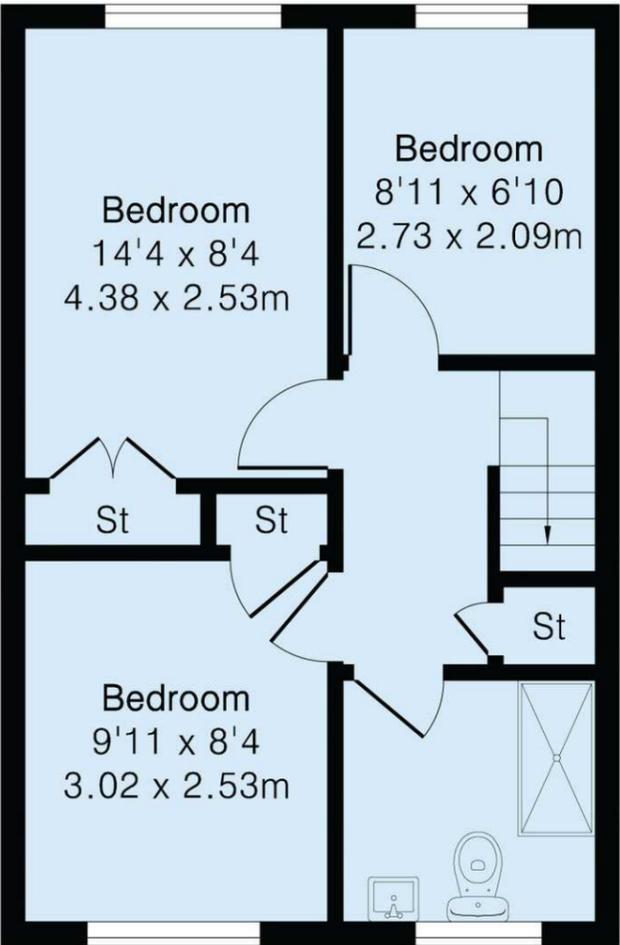
Approximate Gross Internal Area 768 sq ft - 72 sq m

Ground Floor Area 384 sq ft – 36 sq m

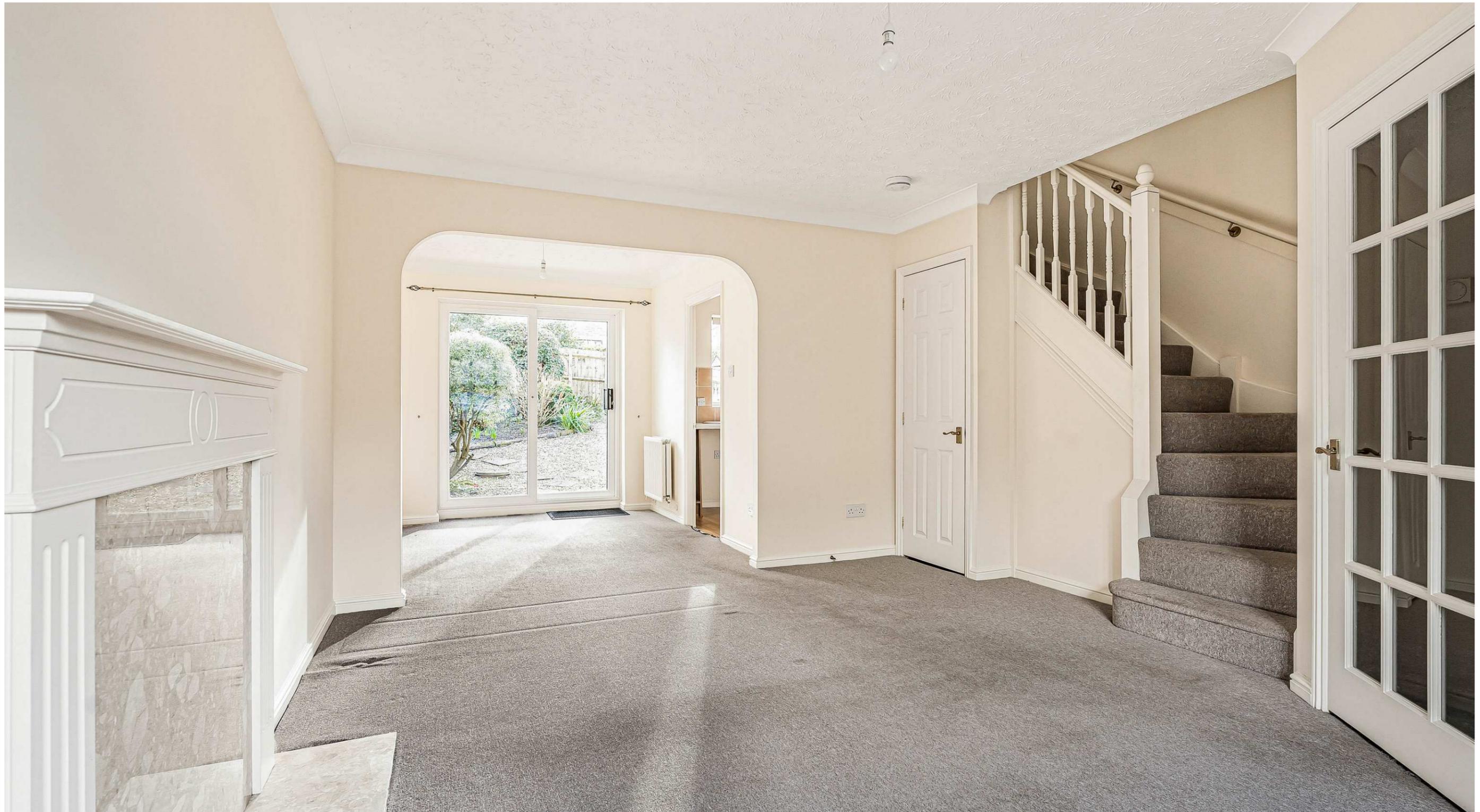
First Floor Area 384 sq ft – 36 sq m



Ground Floor



First Floor



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