

7 THE OLD MILL TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



7 THE OLD MILL

A wonderful three bedroom Grade II listed warehouse conversion with great volume and a lovely feeling of space (1702 sq ft) with period charm set in this popular village with off street parking a patio garden and countryside views.

The Old Mill is laid out over four floors with the ground floor consisting of an entrance hall, guest WC and a kitchen / breakfast room with patio doors out onto a paved patio area and bedroom three. On the first floor is a spacious landing area and the main sitting room with period features and patio doors out to a further sun trap patio. The second floor consists of two bedrooms and a bathroom and the top floor is a great loft room with eaves storage.

Outside are two patios one off the kitchen and one off the living room and two allocated parking spaces.

The pretty village of Harbertonford boasts a primary school, public house, church, village hall, an excellent village store/post office and a petrol station. The village sits alongside the River Harbourne and is about three miles to the south of Totnes, the commercial centre for this part of Devon. The coast is a short distance away with the sailing centre of Dartmouth some six miles to the south. For those who like a round of golf, Dartmouth Golf and Country Club, Thurlestone and Dainton courses are all within striking distance. The surrounding countryside is of outstanding natural beauty with wonderful coastal and countryside walks. Communications are superb with the mainline railway station at Totnes giving direct access to London Paddington and the A38 Devon Expressway easily accessible, linking Plymouth and Exeter where it connects with the M5.





KEY FEATURES

- Warehouse Conversion
- Patio Garden
- Popular Village
- Allocated Parking
- Countryside Views
- 3 bedrooms





PROPERTY DETAILS

Property Address

7 The Old Mill, Woodland Road, Totnes, Devon, TQ9 7RS

Mileages

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

Services

Mains electric, water and drainage. Gas Central heating.

EPC Rating

Current: C, Potential: B

Council Tax Band

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

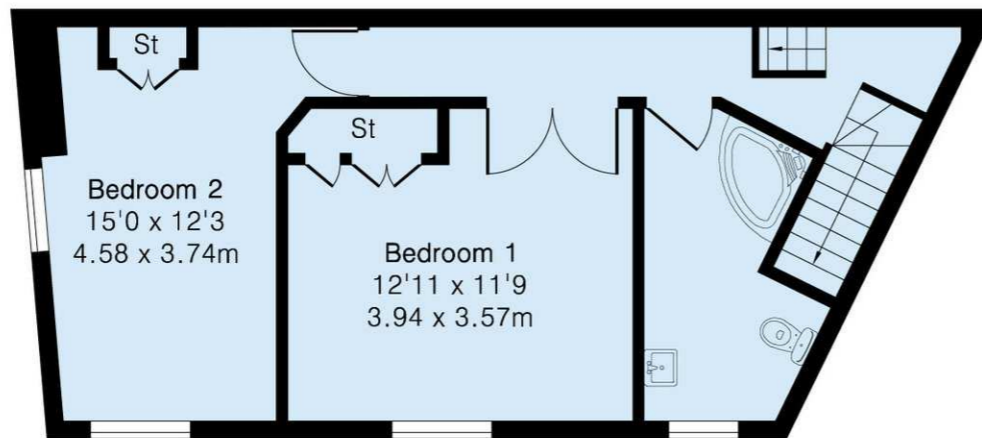
Approximate Gross Internal Area 1702 sq ft - 157 sq m

Ground Floor Area 456 sq ft – 42 sq m

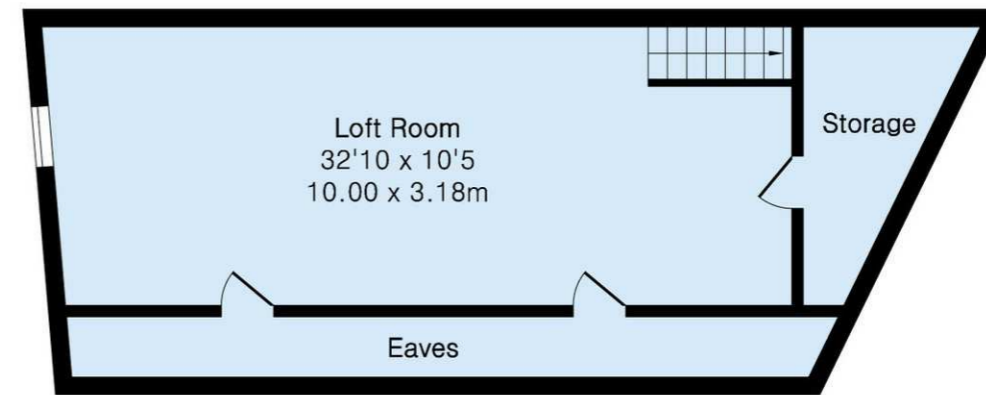
First Floor Area 455 sq ft – 42 sq m

Second Floor Area 456 sq ft – 42 sq m

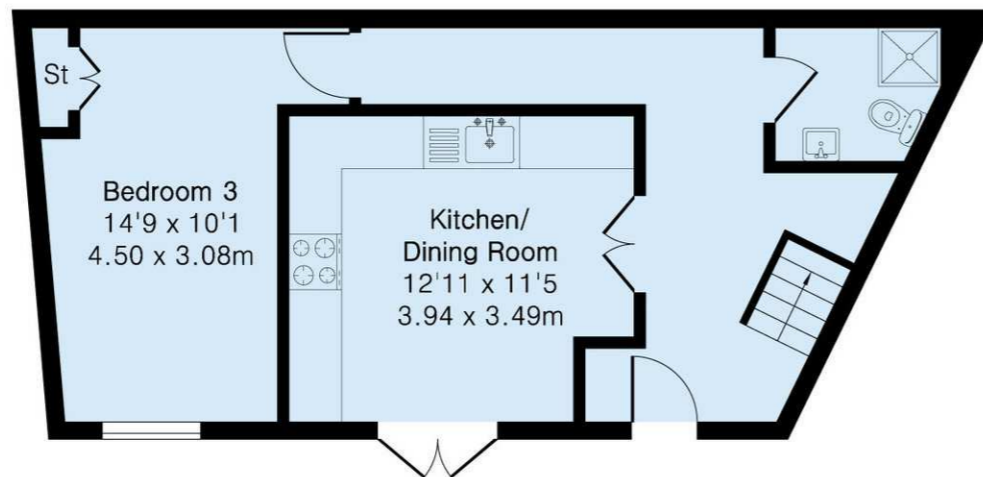
Third Floor Area 335 sq ft – 31 sq m



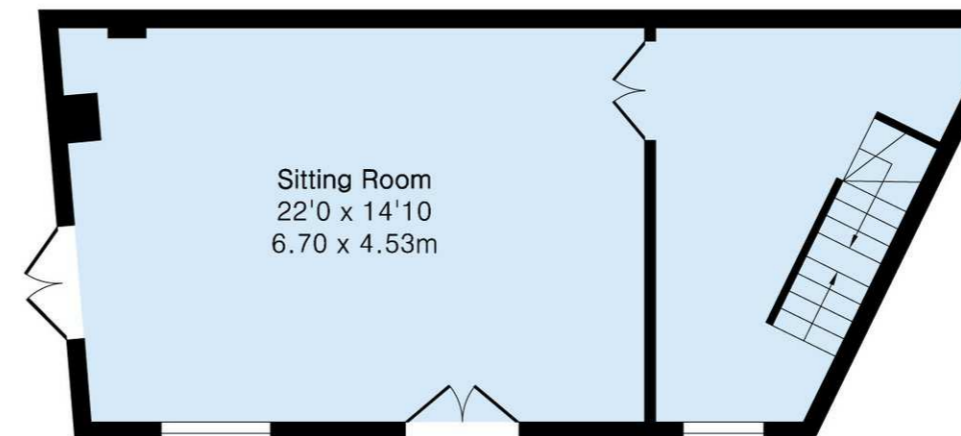
Second Floor



Third Floor



Ground Floor



First Floor



MARCHAND PETIT

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