

3 BARN COURT ROAD
TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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A wonderful contemporary detached family house with far reaching countryside views with generous family accommodation, double garage, off street parking and south facing garden.

Built in 2018 by the award winning Baker Estates this impressive five bedroom family house is entered by a wonderful full height entrance hall flooded with natural light with oak flooring. The living room is double aspect with views over the garden with patio doors fitted bookcases and a wood burner. The separate formal dining room would also make an ideal office or playroom. At the heart of this superb house is the Kitchen family room with great entertaining space a fully fitted country kitchen with a central island and built in larder with ample space to seat twelve. Off the Kitchen is a good size utility room which is fully fitted with excellent storage space. Also off the utility room is a good size shower room and WC. Upstairs the statement staircase leads to a wonderful galleried landing with outstanding views over the surrounding countryside and the moors beyond. There are three double bedrooms with an additional guest bedroom and ensuite shower room. The principal bedroom suite is complete with an ensuite dressing room beautifully appointed en suite shower room and views over the garden.

Outside the rear garden is mainly laid to lawn with a good size south facing patio area with well stocked borders of shrubs and flowers. There is rear access to a large double garage with electric doors with power and light as well as plumbing with off street parking for several cars.

Service Charge: £330 per annum payable half yearly for grounds maintenance.

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

- Contemporary detached family home
- Countryside Views
- Spacious accommodation
- 5 bedrooms
- Double garage and parking
- South facing garden





PROPERTY DETAILS

Property Address

3 Barn Court Road, Berry Pomeroy, 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: B, Potential: B

Council Tax Band

Band G

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 2600 sq ft - 242 sq m
(Excluding Garage)**

Ground Floor Area 1300 sq ft – 121 sq m

First Floor Area 1300 sq ft – 121 sq m

Garage Area 443 sq ft – 41 sq m





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