

II THE BOURTONS TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



II THE BOURTONS

Situated on the outskirts of Totnes, just a short drive to the town centre and for those who don't drive, there is a bus stop directly outside The Bourtons which goes directly into town, a well-presented end of terrace family home offering deceptively spacious accommodation with four double bedrooms, three bathrooms and two reception rooms along with ample storage space to include two single garages and two parking spaces. Offered to the market with no onward chain.

The accommodation comprises entrance hall with guest WC and stairs leading to the first floor, an opening gives access to the dining room and through to the well equipped kitchen and separate utility space. Back in the entrance hall, a door gives access to the large sitting room with door out to the rear garden and one of the garages. Upstairs, is the family bathroom and four double bedrooms, two of which have ensembles.

To the front of the property is a single garage and two allocated parking spaces along with visitors parking. To the rear the garden has a patio area and lawn with steps leading to the other single garage.

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

- NO CHAIN
- Well-presented accommodation
- End of terrace family home
- 4 double bedrooms, 3 bathrooms
- Rear garden
- 2 single garages
- 2 parking spaces and visitors parking





PROPERTY DETAILS

Property Address

11 The Bourtons, Newton Road, Totnes, Devon, TQ9 6LS

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: C

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

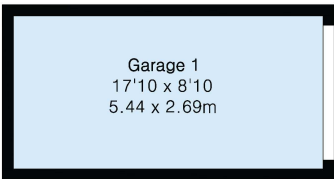
**Approximate Gross Internal Area 2396 sq ft - 222 sq m
(Excluding Garages)**

Ground Floor Area 1198 sq ft – 111 sq m

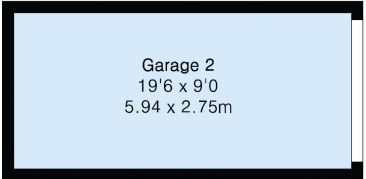
First Floor Area 1198 sq ft – 111 sq m

Garage 1 Area 157 sq ft – 15 sq m

Garage 2 Area 175 sq ft – 16 sq m



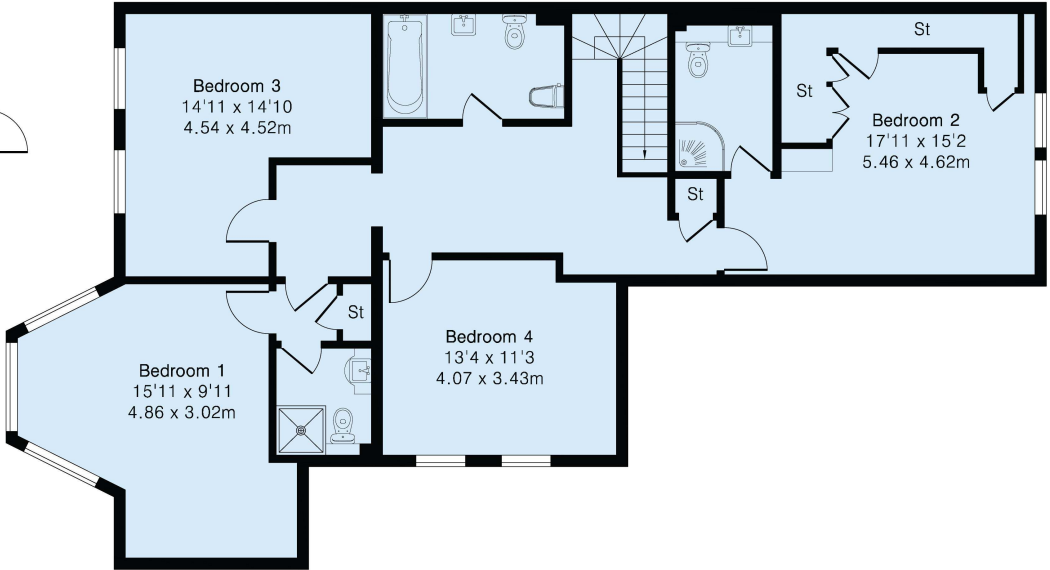
Garage



Garage



Ground Floor



First Floor



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