

10 BROOK VIEW
TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

10 BROOK VIEW

Situated in Follaton, a short distance from the centre of Totnes, a beautifully presented end of terrace 2 bedroom home with rear garden and single garage. An ideal purchase for a first time buyer or a buy to let.

The ground floor accommodation comprises entrance hall through to a modern and well-presented kitchen. The sitting room has an understairs storage cupboard, room for a dining table, log burner and door to the rear garden. To the first floor is the family bathroom and two double bedrooms, the master having ample storage.

The rear garden has a good size patio area, lawn and a large workshop with base units. There is a separate single garage in a block and parking.

Services: Mains electric, water and drainage. Electric heating.

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.



PROPERTY DETAILS

Property Address

10 Brook View, Totnes, Devon

Mileages

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

Services

Mains electric, water and drainage. Electric heating.

EPC Rating

Current: D, Potential: C

Council Tax Band

B

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Short distance to town centre
- Ideal for a first time buyer or buy to let
- Single garage and parking
- Well-presented accommodation
- 2 double bedrooms
- Rear garden

Fixtures & Fittings

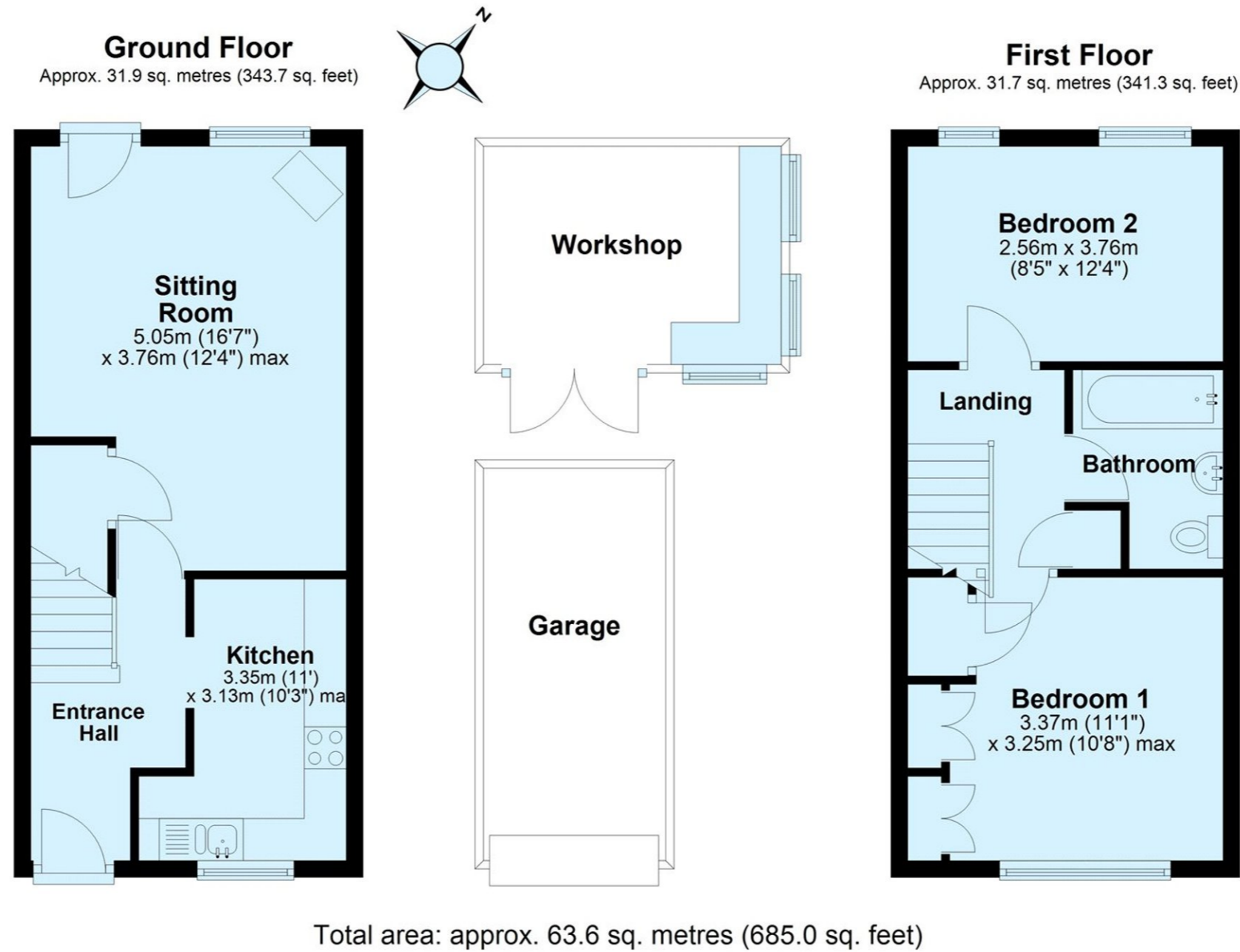
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOOR PLAN



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Kingsbridge
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Modbury
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Newton Ferrers
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Salcombe
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Totnes
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Lettings
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Prime Waterfront & Country House
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