

HILLSIDE TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



HILLSIDE

Situated on one of Totnes' most sought after roads, a Victorian family home full of character and charm. Offering spacious accommodation arranged over three floors with three bedrooms, front and rear gardens, garage and countryside views.

The entrance hall leads through to a large open plan kitchen/dining with door leading through to an inner hallway where there is a cloakroom and stairs rising to the first floor. The sitting room has a wonderful working fireplace with marble surround and slate hearth, double doors lead out to a walled paved terrace. On the first floor is the master bedroom which has built in storage. Completing the first floor is the family bathroom. On the second floor are a further two double bedrooms and a shower room.

Outside there is a pedestrian gate and single garage, with the gate leading down a pathway, to some steps which give access to the entrance door, to the side of the pathway the garden is laid to lawn. There is also private paved terrace accessed from the sitting room.

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.

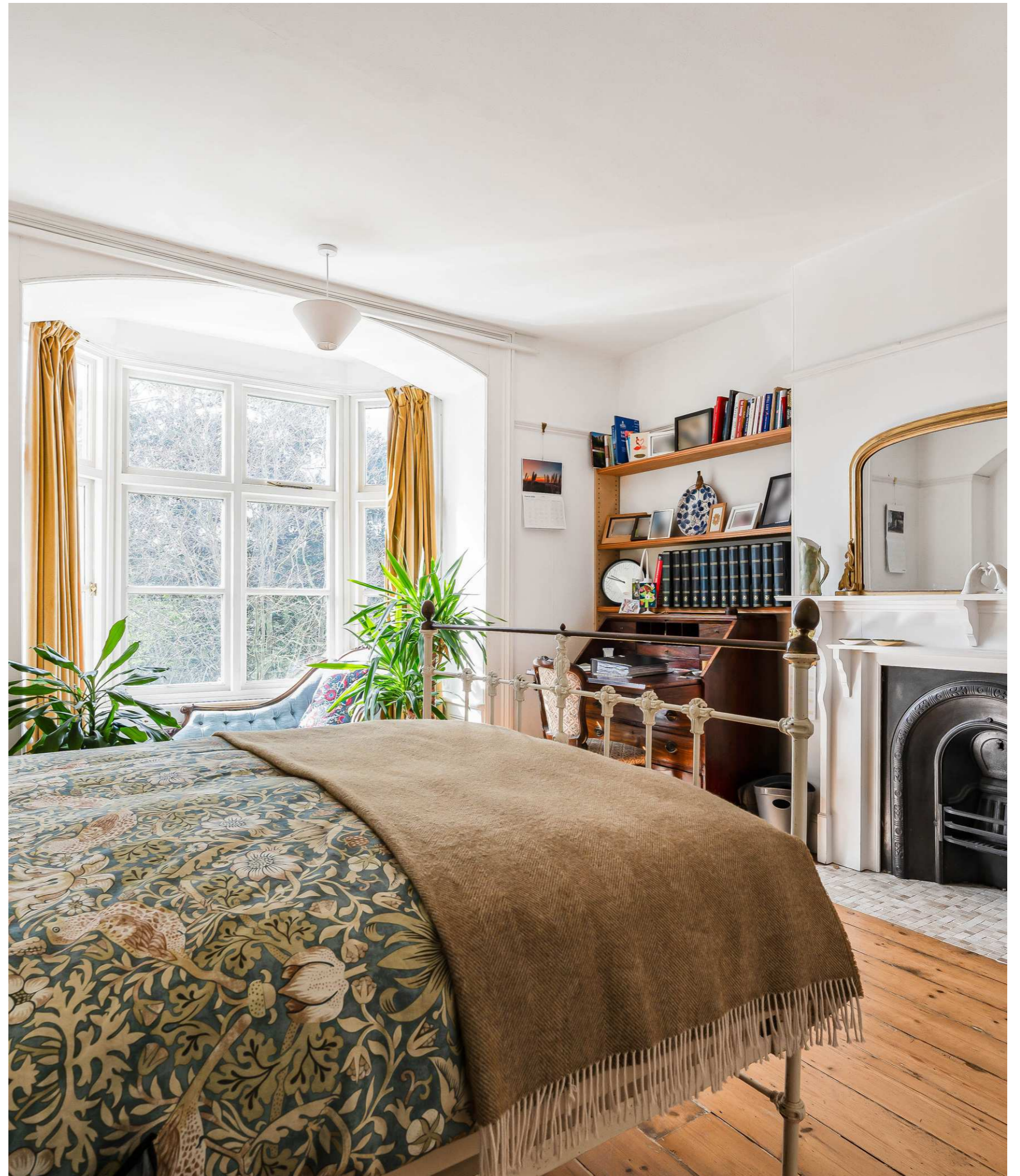




KEY FEATURES

- Sought after location
- Ample accommodation arranged over 3 floors
- Character features throughout
- 3 double bedrooms, 2 bathrooms
- Front and rear gardens
- Single garage
- Countryside views





PROPERTY DETAILS

Property Address

Hillside, Jubilee Road, Totnes, Devon, TQ9 5BP

Mileages

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

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: D , Potential: C

Council Tax Band

D

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 1538 sq ft - 143 sq m
(Excluding Garage)**

Ground Floor Area 580 sq ft – 54 sq m
First Floor Area 485 sq ft – 45 sq m
Second Floor Area 473 sq ft – 44 sq m
Garage Area 159 sq ft – 15 sq m





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