

12 DENYS ROAD
TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



12 DENYS ROAD

Situated within a popular cul-de-sac in Totnes and within walking distance of the High Street and local amenities, a well-presented end of terrace family home arranged over three floors offering two reception rooms, four double bedrooms and two bathrooms. The property further benefits from a good-sized rear garden, driveway parking, a single garage and views over Totnes to the countryside beyond.

The accommodation comprises entrance hall through to the kitchen which has a range of wall and base units with space for all necessary appliances, an opening gives access to the dining area with sliding doors flowing into the sitting room. On the first floor is two double bedrooms, a shower room and a bathroom. There are a further two double bedrooms on the second floor.

To the front of the property is driveway parking leading to a single garage. The rear garden is level with patio and lawn and various mature plants and shrubs.

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

- Popular location
- Walking distance to the High Street
- Light and airy accommodation
- Driveway parking and single garage
- Level rear garden
- Countryside views
- 4 bedrooms, 2 reception rooms, 2 bathrooms





PROPERTY DETAILS

Property Address

12 Denys Road, Totnes, Devon, TQ9 5TJ

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

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

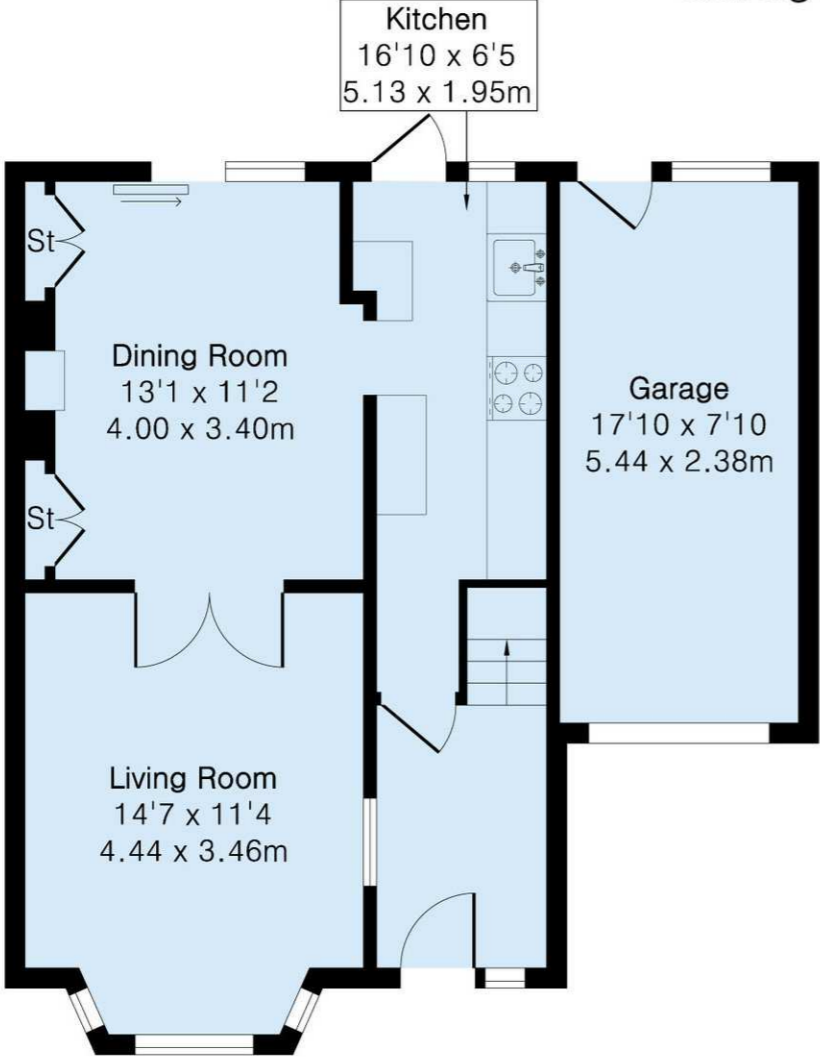
**Approximate Gross Internal Area 1249 sq ft - 117 sq m
(Excluding Garage)**

Ground Floor Area 460 sq ft – 43 sq m

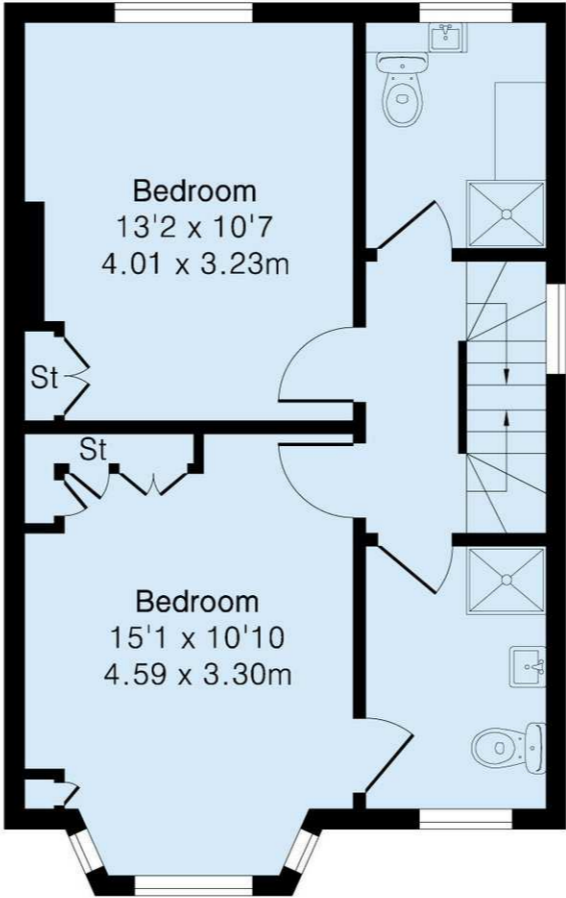
First Floor Area 460 sq ft – 43 sq m

Second Floor Area 329 sq ft – 31 sq m

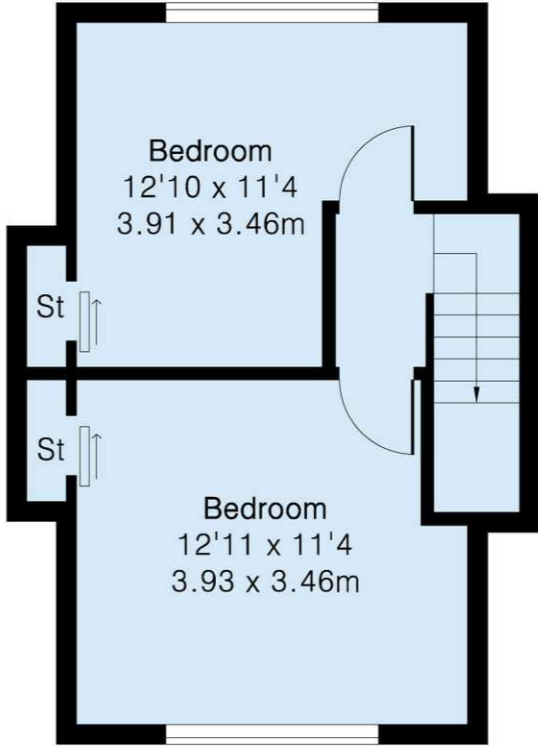
Garage Area 141 sq ft – 13 sq m



Ground Floor



First Floor



Second Floor



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