

SUNNYBANK BROADHEMPSTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



SUNNYBANK

Set back from the road in an elevated position in the heart of Broadhempston is this deceptively spacious bungalow with lovely wrap around gardens with off street parking. There are three bedrooms with the principal bedroom being en suite.

Entered via the entrance hall the living room is located to the front with a log burner and a bay window with lovely views over the front gardens. There are two bedrooms on the ground floor one with patio doors out onto the garden and a family bathroom. The kitchen dining room is a great size with a fitted kitchen and a range cooker with ample space for a dining room table with patio doors out onto the garden. Upstairs the loft has been converted to create a lovely light main bedroom with Velux windows and an en suite shower room.

Outside the gardens are mainly laid to lawn with a range of shrub and flower borders with fruit trees and a patio area. There is off street parking at road level.

Broadhempston is a pretty and sought-after village centered around a local village shop, two popular public houses, the 15th Century Church of St Peter and St Paul and the respected Primary School. Broadhempston is convenient for both Totnes and Newton Abbot and is readily accessible to Torbay. There is 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 boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- NO CHAIN
- Popular village location
- Spacious bungalow
- 3 bedrooms
- Wrap-around garden
- Off-street parking





PROPERTY DETAILS

Property Address

Sunnybank, Broadhempston, Totnes, Devon

Mileages

Totnes 6 miles Exeter 22 miles Plymouth 22 miles (approximately)

Services

Mains electric, water and drainage. Oil fired central heating

EPC Rating

Current: 56, Potential: 64

Council Tax Band

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 1269 sq ft - 118 sq m

Ground Floor Area 873 sq ft – 81 sq m

First Floor Area 396 sq ft – 37 sq m





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