

# CHY VEAN TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# CHY VEAN

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Situated close to the town centre, on Priory Avenue, Chy Vean is a substantial detached dormer bungalow with accommodation in excess of 1400 sqft. The property offers two bedrooms, ample reception space, driveway parking and mature, private rear garden.

To the ground floor, the entrance hall gives access to a dual aspect sitting room which is flooded with natural light and enjoys views over the garden. The kitchen/dining room is a good sized with plenty of space for entertaining and has a separate utility room. The conservatory provides additional living space with doors leading out to the garden. Completing the ground floor is a guest WC and wet room. Upstairs is the family bathroom and two double bedrooms.

Outside, the mature garden is enclosed and private being mainly laid to lawn with various plants and shrubs, at the front of the property is driveway parking for approx. four cars.

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

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- Detached dormer bungalow
- Excellent location for access to town
- Two bedrooms, two bathrooms
- Driveway parking for approx. 4 cars
- Enclosed and private gardens





# PROPERTY DETAILS

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## Property Address

Chy Vean, Priory Avenue, Totnes, Devon, TQ9 5HR

## 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

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.



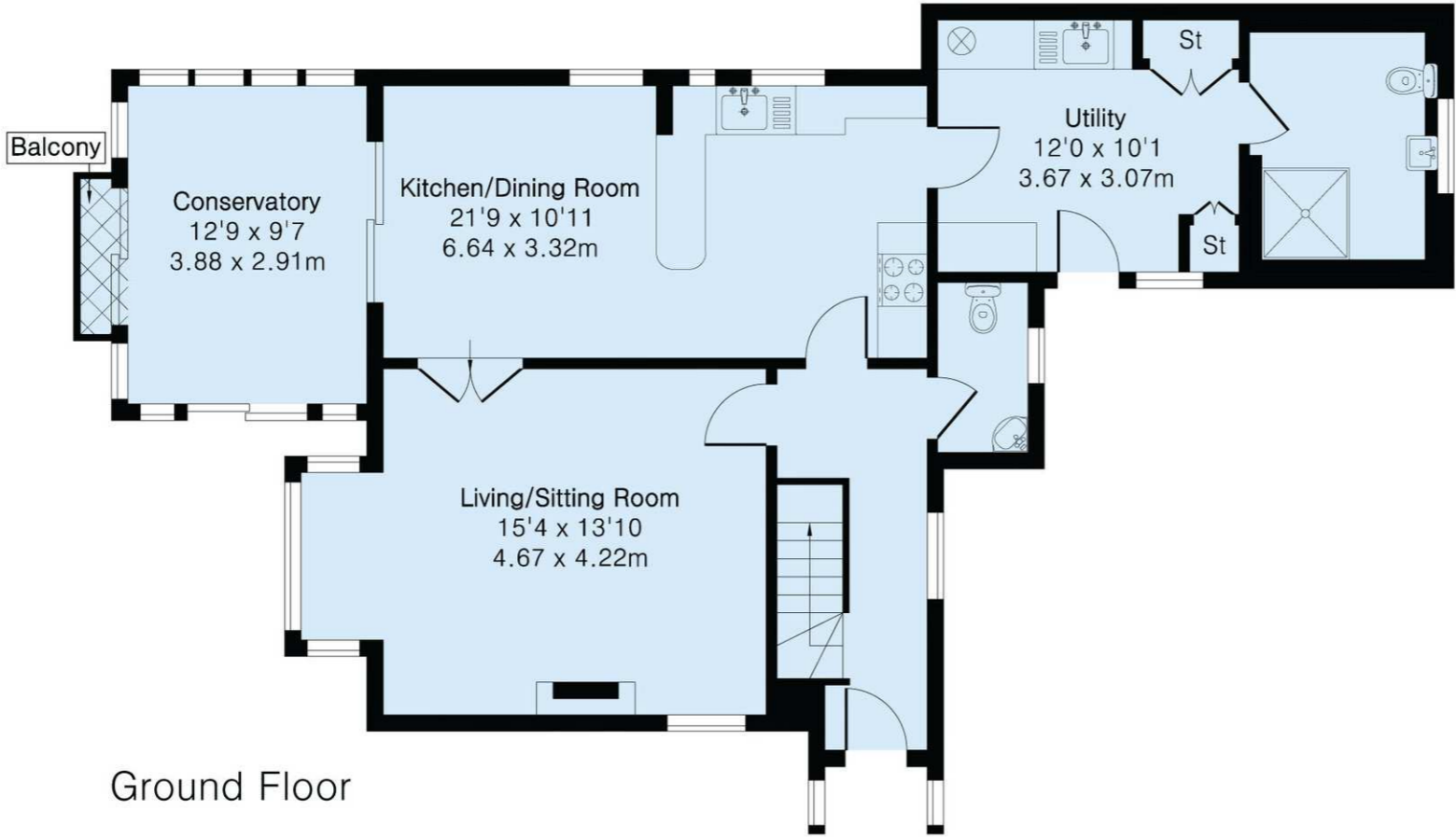
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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

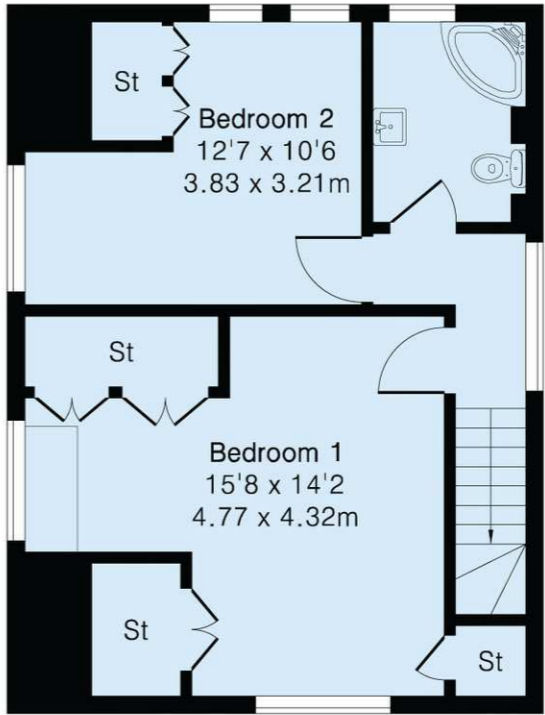
**Approximate Gross Internal Area 1410 sq ft - 131 sq m**

Ground Floor Area 939 sq ft – 87 sq m

First Floor Area 471 sq ft – 44 sq m



Ground Floor



First Floor



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