

# LITTLE CROCADON HALWELL



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# LITTLE CROCADON

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A beautifully presented reverse level barn conversion situated in a peaceful and private location. Ideal for access to Totnes, Dartmouth and Kingsbridge

From the parking to the front of the property, the front door opens into the spacious entrance hall at ground level. From here there are two double bedrooms both with en-suite facilities, one a bathroom and the other a shower room. There is also a utility/cloakroom and stairs that rise to the first floor. The open plan living area has casement windows, French doors and has a vaulted ceiling. The kitchen has an arrangement of floor mounted cupboards with built-in cooker and hob together with a central island with inset sink. There is also ample space for a dining table and chairs.

Externally to the front of the property is a low maintenance private patio.

Halwell is centrally located for easy access to Totnes, Dartmouth, and Kingsbridge. The village boasts a public house, a church and a fuel station with a licensed and comprehensive shop within. The beautiful South Hams coast line is but a short distance away with beaches, golf, boating and country walks all being catered for making Halwell an excellent spot to be. The nearby market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.





## KEY FEATURES

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- Converted in early 00's
- Reverse level
- Immaculately presented throughout
- 2 double bedrooms, 2 bathrooms
- Peaceful location
- Low maintenance patio garden
- Parking





# PROPERTY DETAILS

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## Property Address

26, Crocadon Meadows, Totnes, Devon, TQ9 7LH

## Mileages

Totnes 6 miles Exeter 32 miles Plymouth 25 miles (approximately)

## Services

Mains electric, water and drainage. Gas central heating

## EPC Rating

Current: E, Potential: C

## Council Tax Band

C

## 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.



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# FLOOR PLAN

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**Approximate Gross Internal Area 1170 sq ft - 108 sq m**

Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 585 sq ft – 54 sq m



Ground Floor



First Floor



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