# 1 EIFFEL PLACE
# TOTNES

MARCHAND PETIT

COASTAL, TOWN & COUNTRY

# 1 EIFFEL PLACE

Sitting in an elevated position with wonderful views over Totnes and the neighbouring countryside is this beautifully presented end of terrace Victorian townhouse with great entertaining space with flexible living accommodation throughout. The property also benefits from a garage and on street residents parking.

The hallway leads through to a snug / study area with fitted shelving and a wood burner with stairs down to the lower ground floor. To the rear of the ground floor is a double bedroom with a picture window with superb views. On the garden level is an impressive bespoke kitchen with a central island and dining area with fitted banquette seating. The sitting room which is a lovely open plan room with great volume has a wood burner and there is also a guest WC and a utility room which has has been cleverly hidden away to the front of the house.

On the first floor is the principal bedroom with beautifully fitted bespoke bedroom furniture with an ensuite shower room,  a further bedroom and bathroom are located on this floor with a loft room / bedroom on the top floor.

Outside is a lovely decked area with panoramic views and a lower garden mainly laid to lawn with shrub borders. A single garage with parking in front is situated in a separate block in Denys Road.

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

- Stunning Panoramic Views
- Garage
- Residents Permit Parking
- Impressive Kitchen
- Highly Regarded Location
- Beautifully Presented

# PROPERTY DETAILS

**Property Address**
1 Eiffel Place, Maudlin Road, Totnes, Devon, TQ9 5TD

**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.

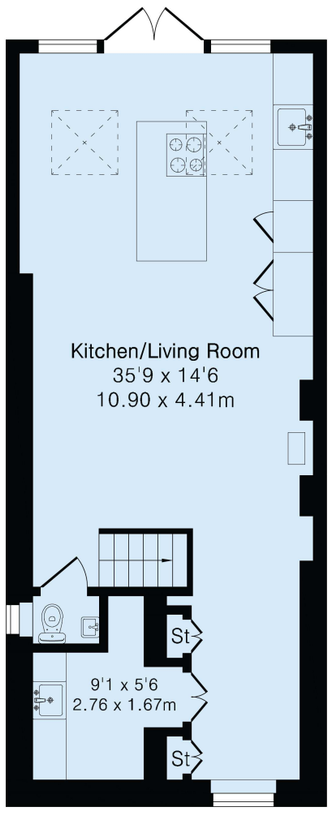
**Viewing**
Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.

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.

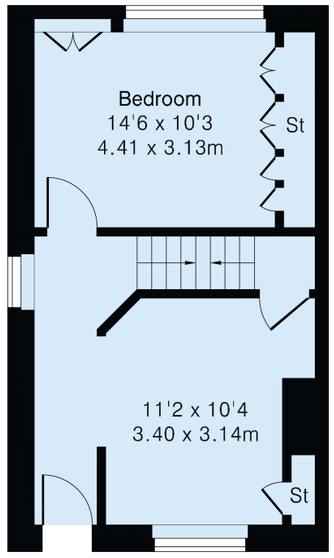
# FLOOR PLAN

**Approximate Gross Internal Area 1502 sq ft - 139 sq m**
**(Excluding Garage)**

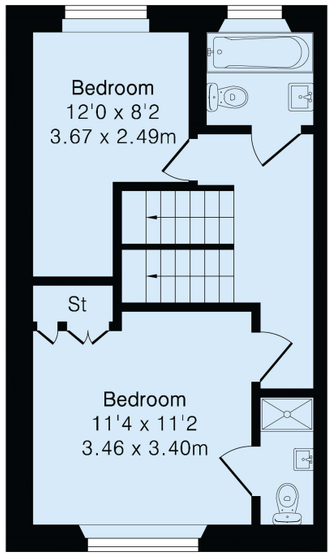
Lower Ground Floor Area 517 sq ft – 48 sq m
Ground Floor Area 360 sq ft – 33 sq m
First Floor Area 360 sq ft – 33 sq m
Second Floor Area 265 sq ft – 25 sq m
Garage Area 124 sq ft – 12 sq m



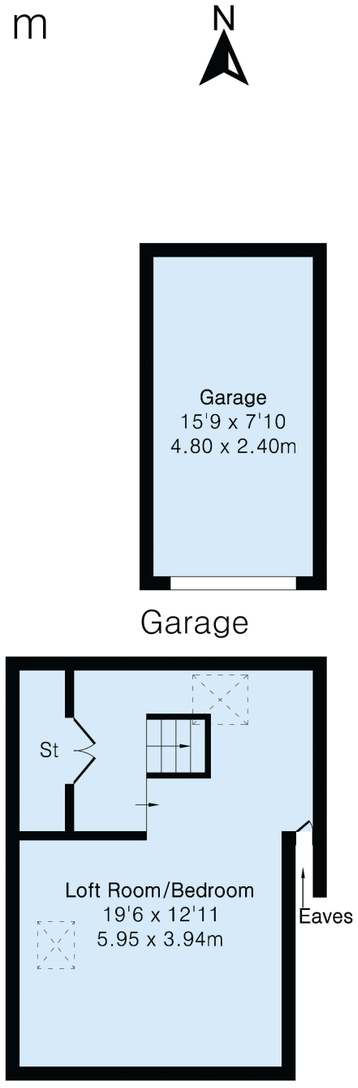

Lower Ground Floor




Ground Floor




First Floor




Second Floor

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