

# 8 THE CEDARS TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 8 THE CEDARS

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Situated a short distance from the centre of Totnes, a first floor apartment, well-presented throughout offering two double bedrooms, communal grounds, garage and parking. Offered to the market with no onward chain.

The accommodation comprises entrance hall giving access to the kitchen which is fitted with modern wall and base units, integrated oven and hob and space for all other appliances. The large sitting/dining room is flooded with natural light having a bay window which has a cosy window seat. There are two double bedrooms, one with built-in wardrobes, a good sized store room and the family bathroom completes the accommodation.

Outside there are communal grounds, mostly laid to lawn. The apartment has a single garage and parking.

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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- Excellent location
- First floor apartment
- Well-presented throughout
- 2 bedrooms
- Communal grounds
- Garage and parking





# PROPERTY DETAILS

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## Property Address

8 The Cedars, Jubilee Road, Totnes, Devon, TQ9 5YR

## 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

B

## Tenure

Leasehold with share of freehold. 999 year lease from 1980. Annual service charge of approx. £1996.00

## 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.

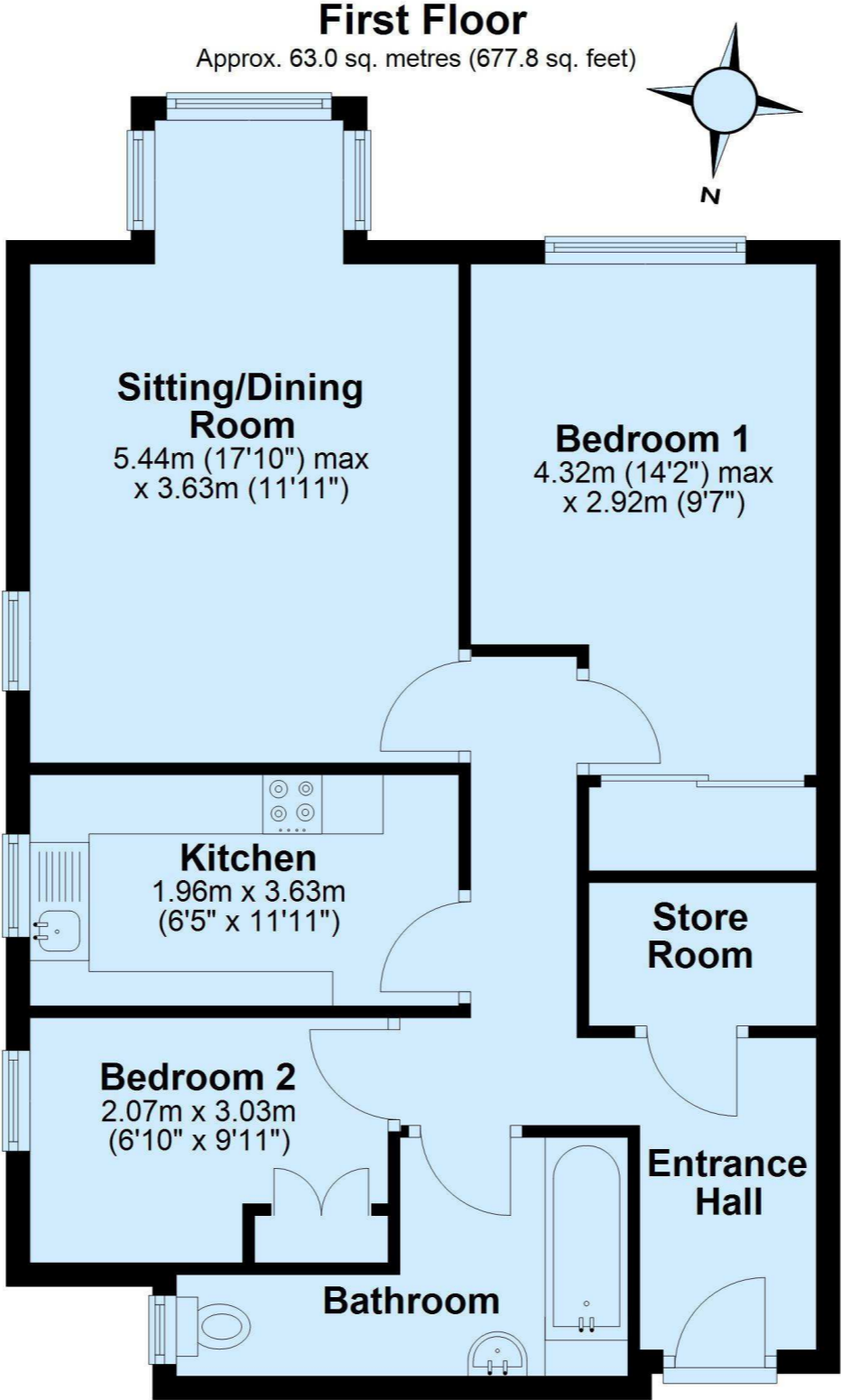
## Viewing

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



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# FLOOR PLAN



Total area: approx. 63.0 sq. metres (677.8 sq. feet)



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