

3 MORELEIGH HEIGHTS TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



3 MORELEIGH HEIGHTS

Ideally situated for Totnes, Dartmouth and Kingsbridge is this superb three bedroom semi-detached home built 6 years ago, occupying a corner plot with landscaped garden, off street parking and countryside views.

The entrance door leads into the hallway which offers ample space for coats and shoes. A door leads through to an open plan kitchen / living area with built in fridge / freezer, dishwasher, space for a washing machine and understairs storage. Double doors lead out to the garden. On the first floor is the family bathroom and three bedrooms, one with built in storage and the master with an en-suite.

Outside, the garden has been landscaped with a patio area perfect for alfresco dining, a lawned area with various plants and shrubs and gravelled path leading to a garden room.

This property is subject to the 3 year Devon Occupancy Restriction which means that a purchaser must have lived and worked in Devon for the last 3 years or for 7 years out of the last 20 years.

3 Moreleigh Heights is situated in the delightful Devon village of Moreleigh which is some 6 miles from Totnes and 7 miles from Kingsbridge. The A38 Devon Expressway can be reached within 15 minutes and has excellent access to both Plymouth and Exeter. Moreleigh Village itself has the renowned New Inn famous for its food and an early sitting comes highly recommended. This friendly village has an excellent community spirit with sports and social events, an active village hall, play park and pump track.





KEY FEATURES

- Countryside Views
- Village Location
- Garden
- Parking
- Devon Rule
- Corner Plot
- Garden Room





PROPERTY DETAILS

Property Address

3 Moreleigh Heights, Moreleigh, Totnes, Devon, TQ9 7FH

Mileages

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

Services

Mains electric, mains water supply, mains drainage, air source heat pump.

EPC Rating

Current: 78, Potential: 100

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.



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.

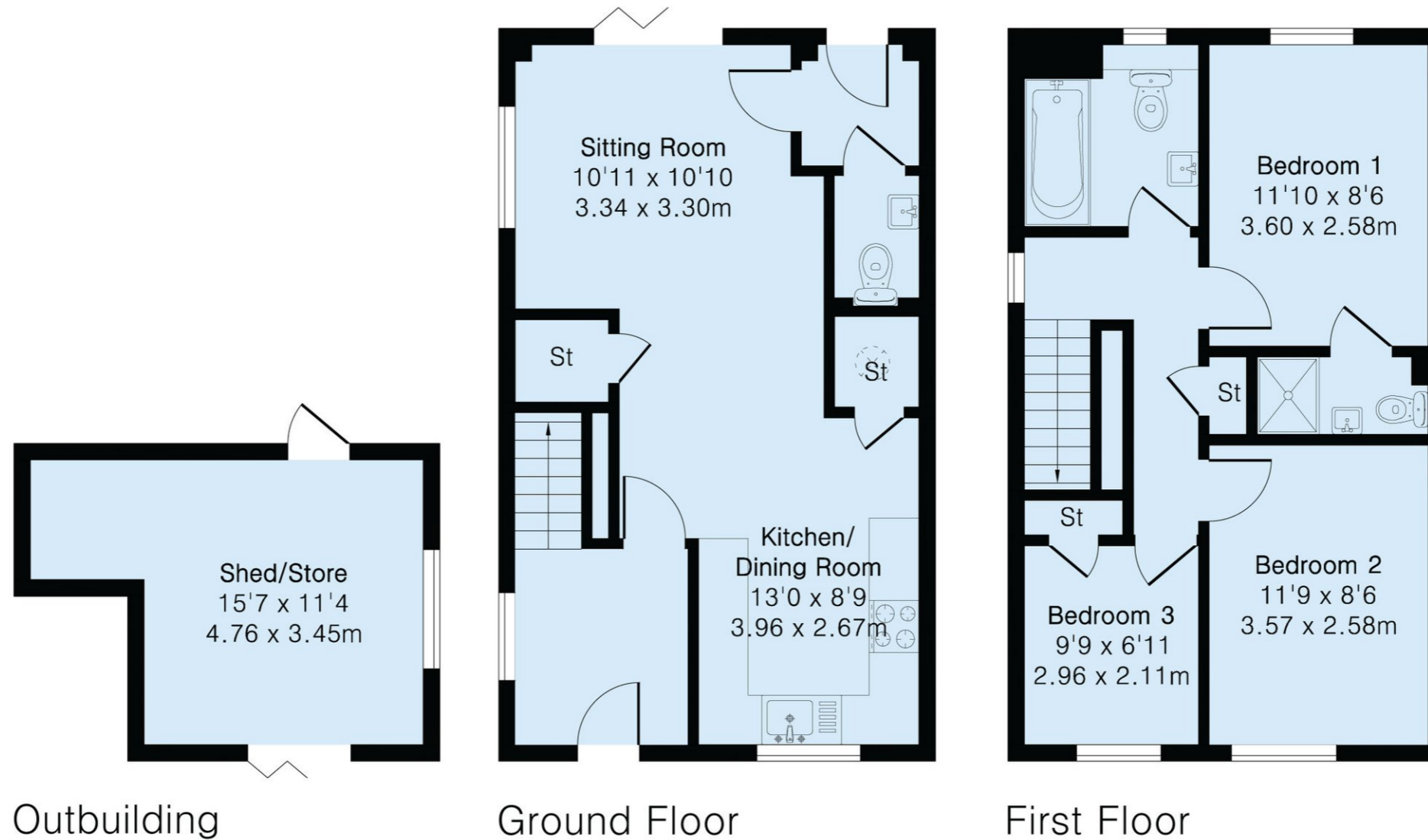
FLOORPLAN

Approximate Gross Internal Area 892 sq ft - 84 sq m (Excluding Outbuilding)

Ground Floor Area 446 sq ft – 42 sq m

First Floor Area 446 sq ft – 42 sq m

Outbuilding Area 147 sq ft – 14 sq m



Outbuilding

Ground Floor

First Floor



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