

2 SWALLOW COTTAGES TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



2 SWALLOW COTTAGES

A well presented Three bedroom barn conversion with a lovely courtyard garden, separate garage and off road parking for four cars. Converted in 1999 and set far back from the main road down a long drive is this superb barn conversion with lovely spacious accommodation with three double bedrooms two with ensuite bathrooms. The Kitchen is fully fitted with an electric oven and gas hob and ample space for a dining room table and chairs. The living room is vaulted with lovely ceiling heights offering volume and space with patio doors out onto a courtyard. There is also a guest WC and further cupboard storage in the hallway. Outside is a very pretty landscaped courtyard garden with a lawned area with flower and shrub boarder's.

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.

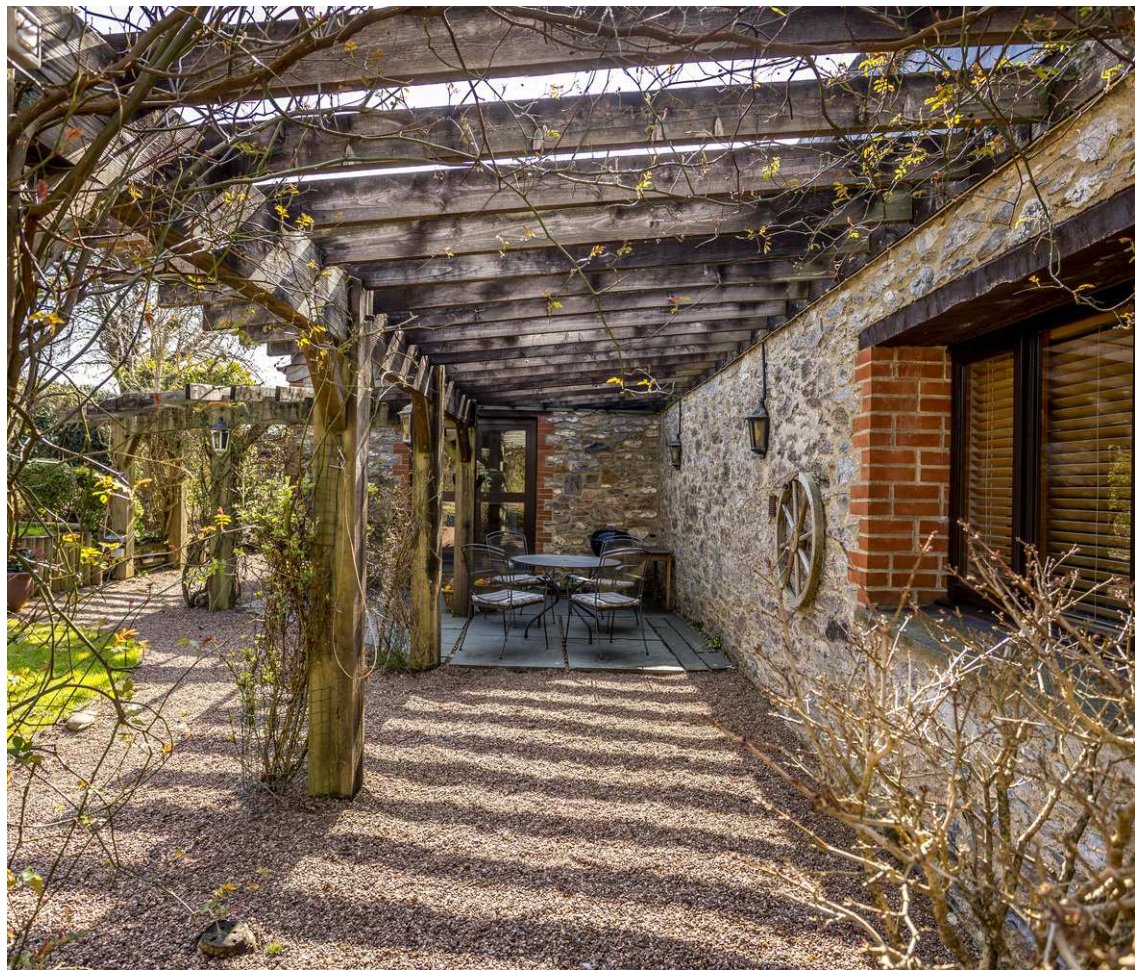




KEY FEATURES

- No onward Chain
- Garage
- Off Street Parking for four cars
- Mains services
- Private Garden
- Easy access to Totnes
- Fiber Broadband





PROPERTY DETAILS

Property Address

2 Swallow Cottages, Newton Road, Totnes, Devon, TQ9 6LS

Mileages

Exeter 26 miles
Plymouth 19 miles
Newton Abbot 7 miles

Services

All Mains Services

EPC Rating

Current: D, Potential: C

Council Tax Band E

£3,196

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.

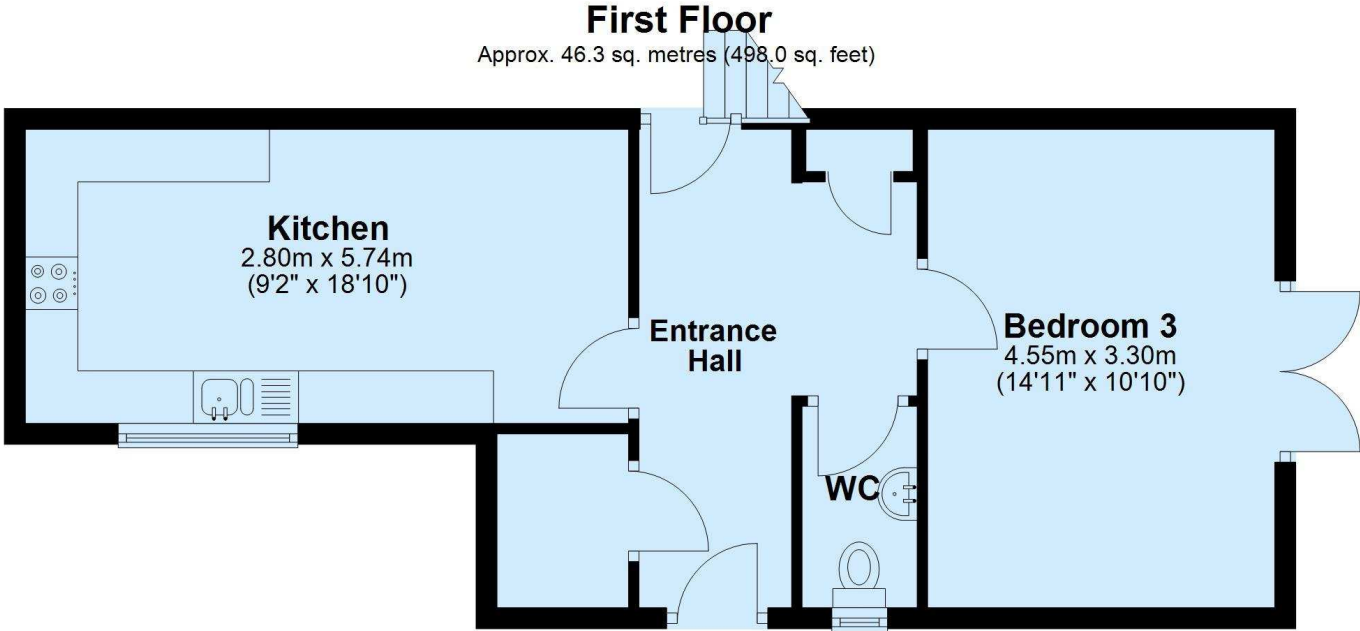
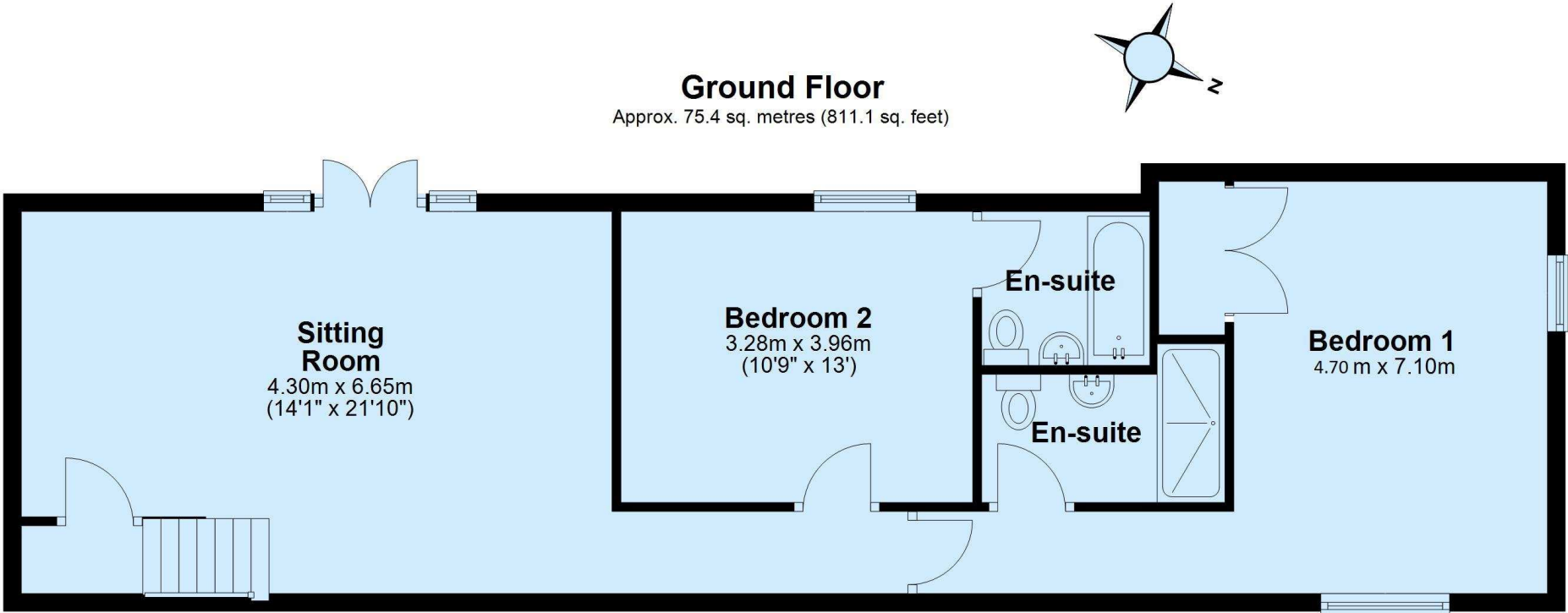
Viewing

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



Total area: approx. 121.6 sq. metres (1309.1 sq. feet)



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