

GARDEN FLAT TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



GARDEN FLAT

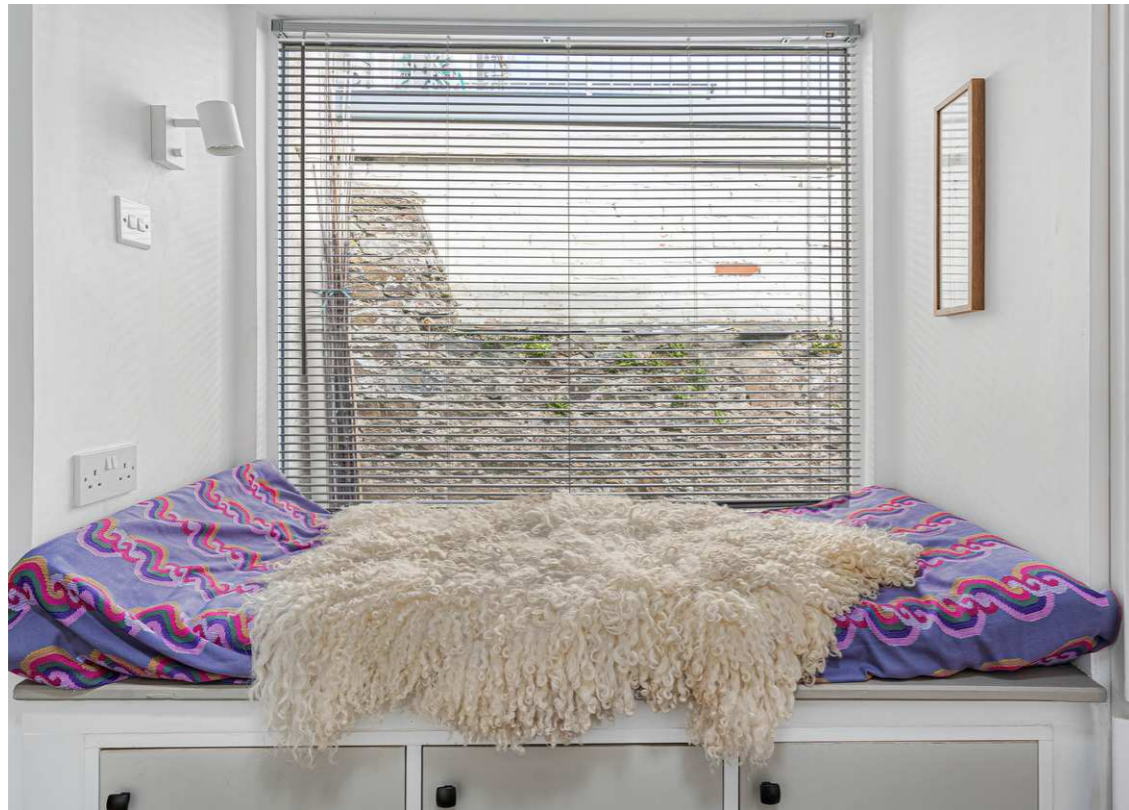
Situated in a convenient location at the top of the town and within easy walking distance of the High Street and amenities, a beautifully presented one bedroom ground floor apartment with private garden.

The entrance doors open through to a spacious and bright open plan sitting, dining and kitchen space, which has wooden floor throughout and stunning feature stone wall. There is ample space for a dining table and chairs and the kitchen is fitted with modern wall and base units, a washing machine and space for a fridge/freezer and freestanding oven. Beyond the kitchen is a small hallway with large window and daybed, the hallway gives access to a shower room and double bedroom.

From the kitchen a door leads to the rear garden with steps leading to a south-facing gravelled terrace bordered by mature plants and shrubs.

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

- Beautifully presented
- 1 bedroom apartment
- Shower room
- Ground floor with rear garden
- Open plan reception space
- Excellent location for access to High Street





PROPERTY DETAILS

Property Address

Garden Flat, 5 Plymouth Road, Totnes, Devon, TQ9 5PH

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

Band B

Tenure

Leasehold. Lease Information: 999 years from 15/08/1986. £20 per annum ground rent. No service charge.

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

Approximate Gross Internal Area 575 sq ft - 53 sq m



Ground Floor Flat



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