

3 SEYMOUR TERRACE  
BRIDGETOWN



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



### 3 SEYMOUR TERRACE

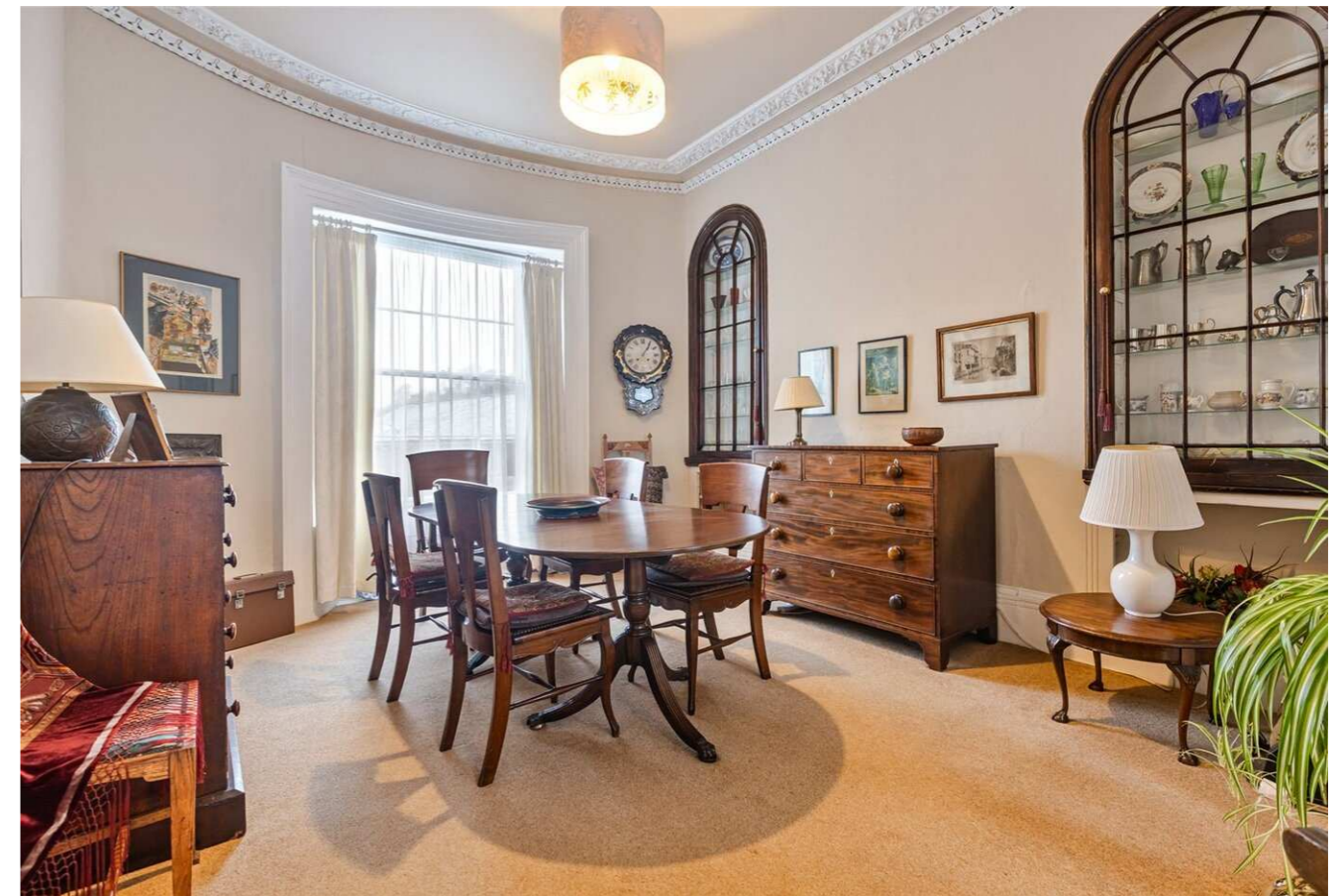
---

A wonderful Grade II listed townhouse situated in this enviable location, elevated and set back from the road in a handsome terrace of Stucco fronted houses, with the rarity of off street parking at the rear for three cars.

The house is laid out over four floors providing flexible accommodation and could easily be re configured subject to the necessary consents. Currently on the raised ground floor is a lovely entrance hall and double reception room with lovely ceiling heights. A guest WC and a kitchen is also on the ground floor. On the first floor are two bedrooms again both lovely proportioned rooms and a bathroom. On the top floor is another bedroom and a secondary open plan kitchen and sitting room with lovely views. On the lower ground floor are two further bedrooms a large study and shower room and storage.

Outside the garden is laid to lawn and has a lovely patio area which is a great suntrap. A separate gate leads through to off street parking for three cars.

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

---

- Fantastic town centre location
- Grade II listed
- Rear garden and parking for 3 cars
- 5 bedrooms
- Well-presented throughout
- Arranged over 4 floors





# PROPERTY DETAILS

---

## Property Address

3 Seymour Terrace, Bridgetown, Devon

## Mileages

Exeter 26 miles Plymouth 19 miles

Newton Abbot 7 miles (approximately)

## Services

Mains electric, water and drainage. Gas central heating.

## EPC Rating

Current: E, Potential: C

## Council Tax Band

E

## 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. 234.5 sq. metres (2523.9 sq. feet)



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Totnes Office

01803 847979 | [totnes@marchandpetit.co.uk](mailto:totnes@marchandpetit.co.uk)

Waterside House, The Plains, Totnes, Devon, TQ9 5YS

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590