8 SOMERSET PLACE
TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Behind its handsome stone façade, this four-bedroom, end-terrace home combines period character with a light-filled contemporary extension and an appealing garden. Arranged over three floors, its adaptable accommodation offers inviting spaces for everyday life, with the independent shops and cafés of Totnes within reach.

The front door opens to a hall, with stairs rising to the upper floors. At the front of the house, the lounge has a welcoming atmosphere, centred on a wood-burning stove set against decorative tiles. A broad window brings in natural light, while the open connection to the dining room creates an easy flow between the two spaces.

The dining room is a distinctive setting for entertaining, with a traditional range cooker recessed into a tiled chimney breast. From here, doors lead through to the kitchen at the rear, where a striking glazed extension transforms the atmosphere. Tall timber-framed windows and a sloping glass roof draw daylight into the room and offer views towards the garden. There is ample space for a dining table beneath the glazing, making this a natural place to gather throughout the day.

The kitchen is arranged around timber worktops and white cabinetry, with dark tiled splashbacks adding contrast. A gas range-style cooker and extractor sit alongside a breakfast bar, providing a sociable setting for cooking and conversation. Glazed doors and windows connect the extension visually with the outdoor space.

Upstairs offers three bedrooms, one has a period-style fireplace and another is arranged as a twin, while a further room features rooflights and French doors opening towards the garden. On the top floor, the attic bedroom has exposed painted timbers, a vaulted ceiling and roof windows, lending it a character of its own. A family bathroom has a bath with shower over, and a separate shower room provides additional convenience.

Outside, steps lead between a paved seating terrace and the garden beyond. There are mature trees and established planting, with room for pots and outdoor dining. There is parking for two cars located at the rear.

Totnes is a historic market town renowned for its independent shops, cafés, restaurants and thriving arts scene. Its riverside walks and weekly markets add to the appeal, while the railway station provides connections towards Exeter, Plymouth and London. The South Devon countryside, coast and Dartmoor are also within reach for days out.







KEY FEATURES

- Sought after town centre location
- Parking for 2 cars
- Ample reception space
- Bright and airy throughout
- 4 bedrooms
- Rear garden









PROPERTY DETAILS

Property Address
8 Somerset Place, , Totnes, Devon, TQ9 5AX

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
D

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.



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FLOOR PLAN

Approximate Gross Internal Area 1337 sq ft - 125 sq m

Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 505 sq ft – 47 sq m

Second Floor Area 233 sq ft – 22 sq m



Ground Floor

First Floor

Second Floor



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