

# 6 KINGS ORCHARD TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 6 KINGS ORCHARD

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Situated within walking distance of the town centre, a well-presented mid-terrace home offering 3 bedrooms, low maintenance courtyard garden, parking and a single garage. An ideal purchase for a first time buyer or investor.

The ground floor accommodation comprises living room with guest WC and storage. A sliding door gives access to the kitchen which is fitted with a range of modern wall and base units and has a small breakfast bar. On the first floor are two double bedrooms, one of which enjoys views over Totnes and countryside. A single bedroom and shower room complete the accommodation.

From the kitchen a door opens out to the rear courtyard, which is laid to patio. The property has a single garage in a block with a parking space in front.

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.

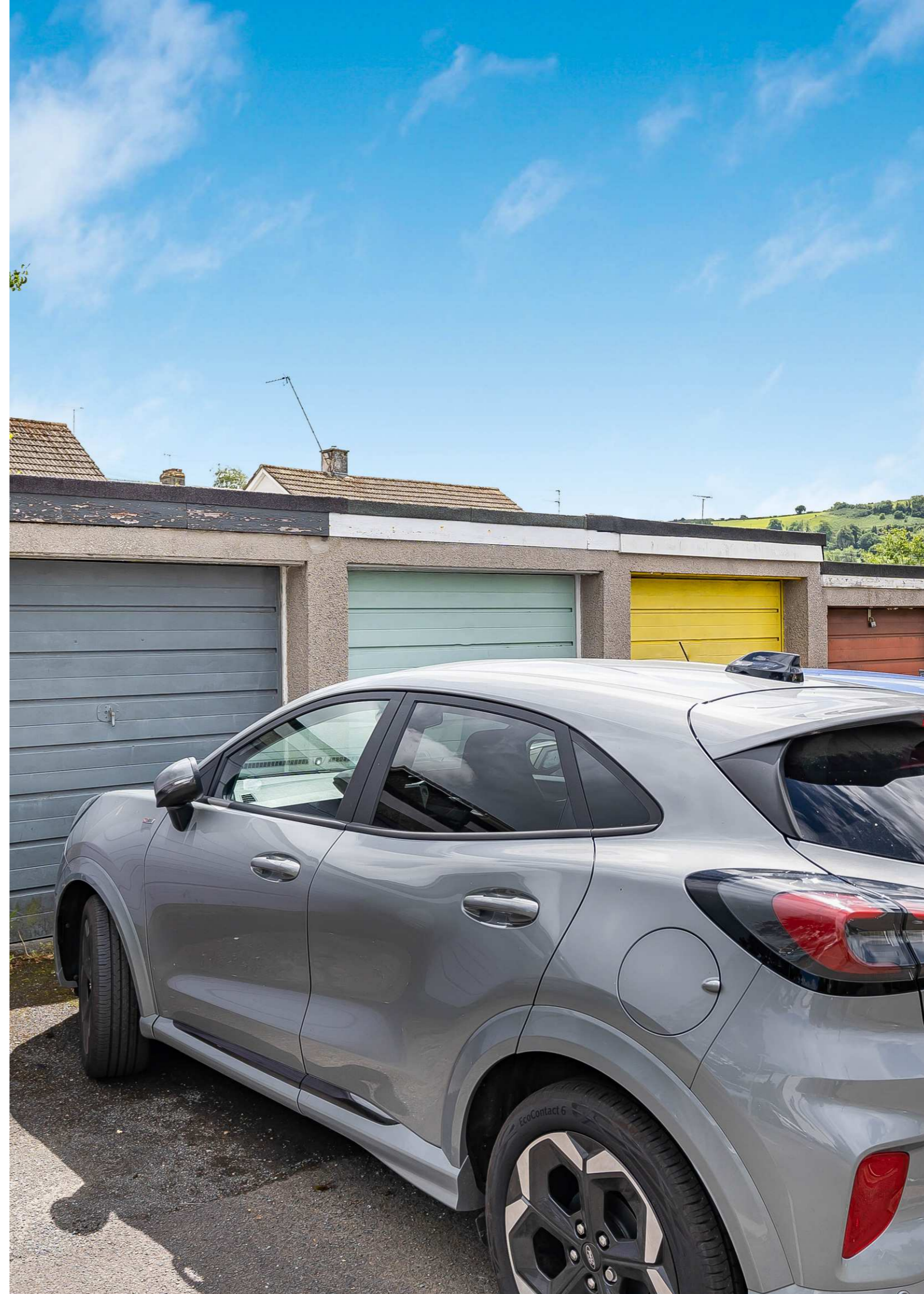




## KEY FEATURES

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- Excellent location for access to town
- Well-presented accommodation throughout
- 3 bedrooms
- Low maintenance courtyard
- Garage and parking





# PROPERTY DETAILS

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## Property Address

6 Kings Orchard, Totnes, Devon, TQ9 5BX

## Mileages

Exeter 26 miles Plymouth 19 miles Newton Abbot 7 miles  
(approximately)

## Services

Mains electric, water and drainage. Gas central heating.

## EPC Rating

Current: 0, Potential: 0 -tbc

## Council Tax Band

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.



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# FLOOR PLAN

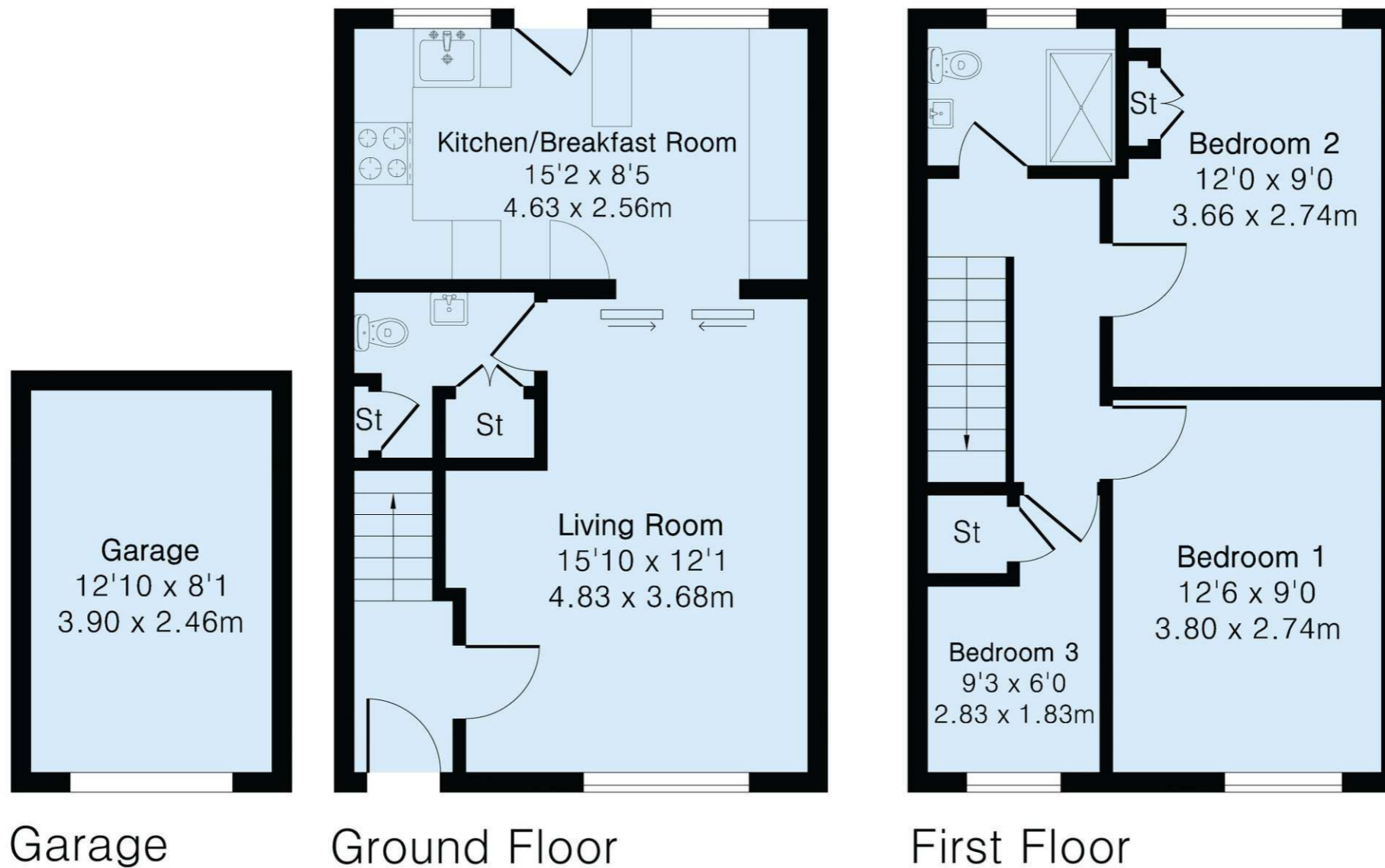
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## Approximate Gross Internal Area 756 sq ft - 70 sq m (Excluding Garage)

Ground Floor Area 378 sq ft – 35 sq m

First Floor Area 378 sq ft – 35 sq m

Garage Area 103 sq ft – 10 sq m





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