

14 SPARKHAYS DRIVE  
TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 14 SPARKHAYS DRIVE

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Situated in Bridgetown and within easy distance of the town centre and amenities, a well-presented detached family home built by Linden Homes approximately eight years ago. Arranged over three floors this fantastic home offers spacious accommodation with four bedrooms, study, garage, driveway parking and beautiful views.

The ground floor comprises entrance hallway with family bathroom, access to the garage and two bedrooms. Stairs descend to a hallway with a utility room and access to a further two double bedrooms with fitting wardrobes, doors to the garden and 'Jack and Jill' style shower room. On the first floor is a fantastic open plan kitchen/dining/sitting room with two sets of French doors opening out to a balcony giving wonderful views to the River Dart and rolling hills beyond.

At the front of the property is driveway parking leading to a single garage with a gravel front garden and pedestrian path leading to the front door. The rear garden is mainly laid to lawn with shrub borders and a patio area and decked terrace overlooking the River.

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.



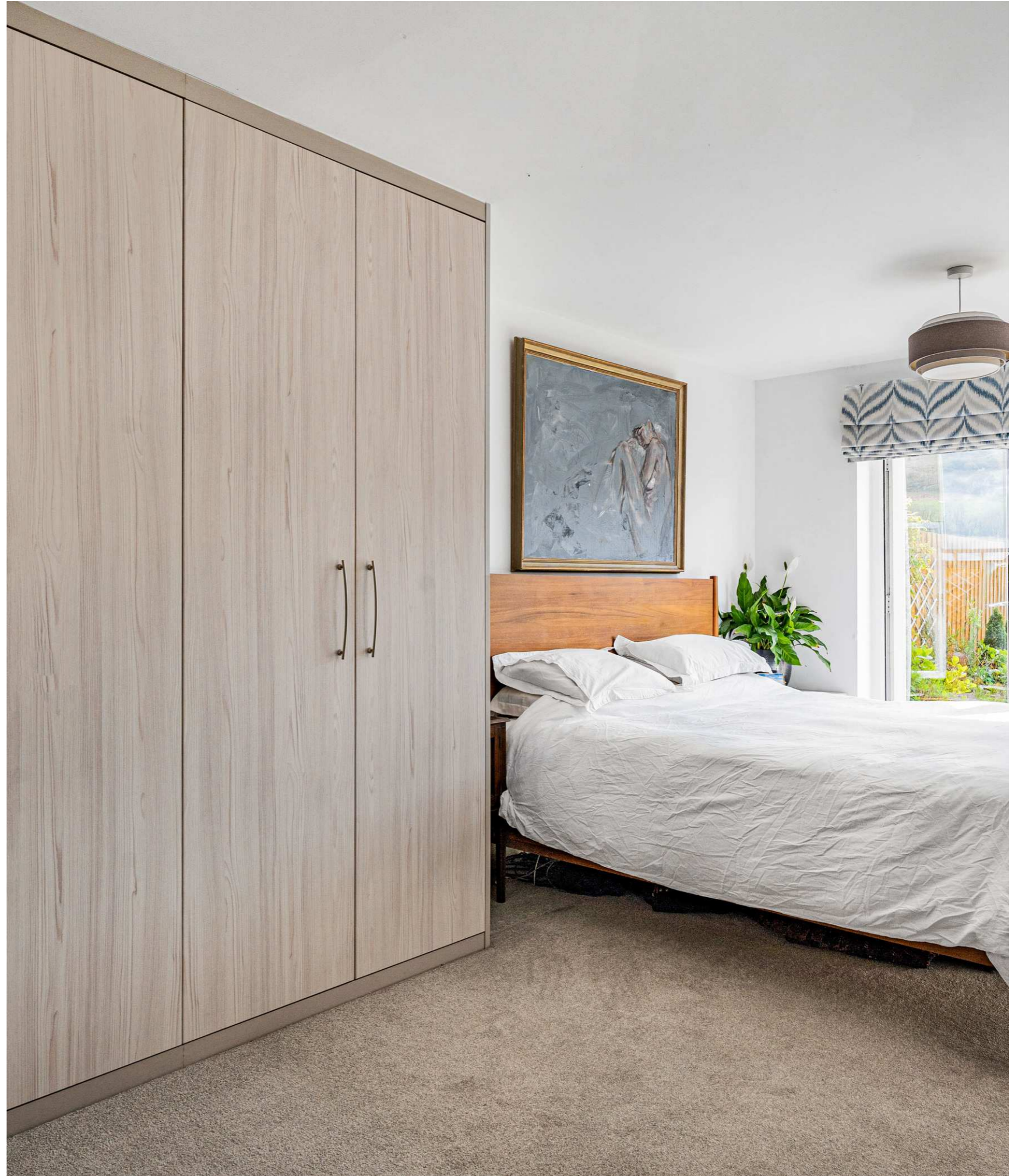


## KEY FEATURES

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- Excellent location, within easy distance of the towns amenities
- 3 storey accommodation
- Spacious accommodation with 4 bedrooms
- Open plan kitchen/dining/sitting room
- Views over the River Dart to rolling hills beyond
- Well-kept garden with decked terrace
- Driveway parking and garage





# PROPERTY DETAILS

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## Property Address

14 Sparkhays Drive, , Totnes, Devon, TQ9 5LD

## Mileages

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

## Services

Mains electric, water and drainage. Gas central heating.

## EPC Rating

Current: B, Potential: B

## 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.

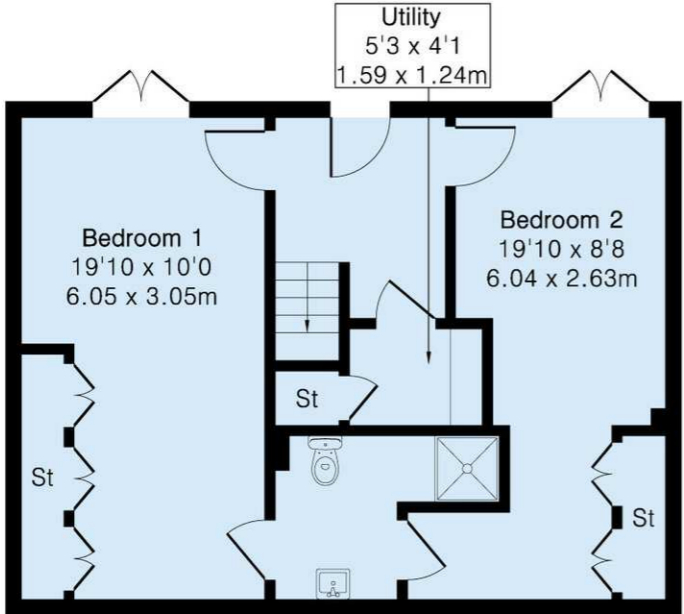


IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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.

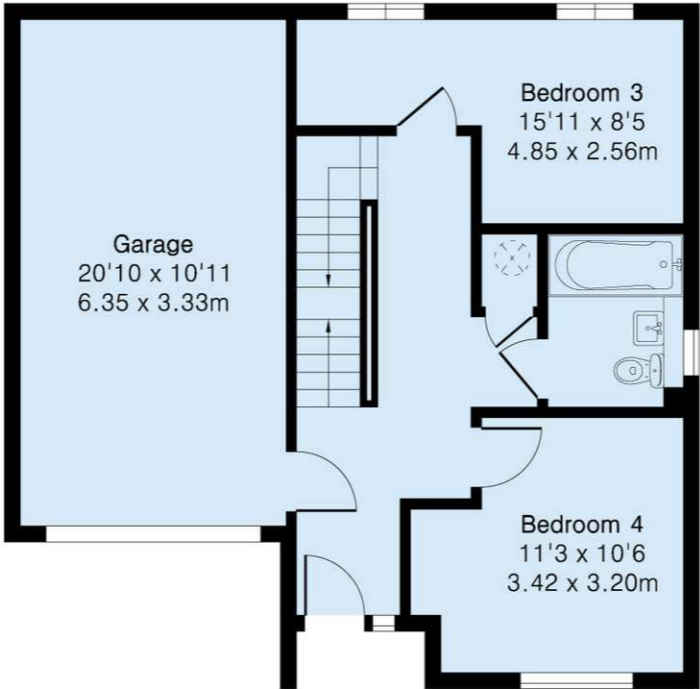
# FLOOR PLAN

**Approximate Gross Internal Area 1704 sq ft - 158 sq m  
(Including Garage)**

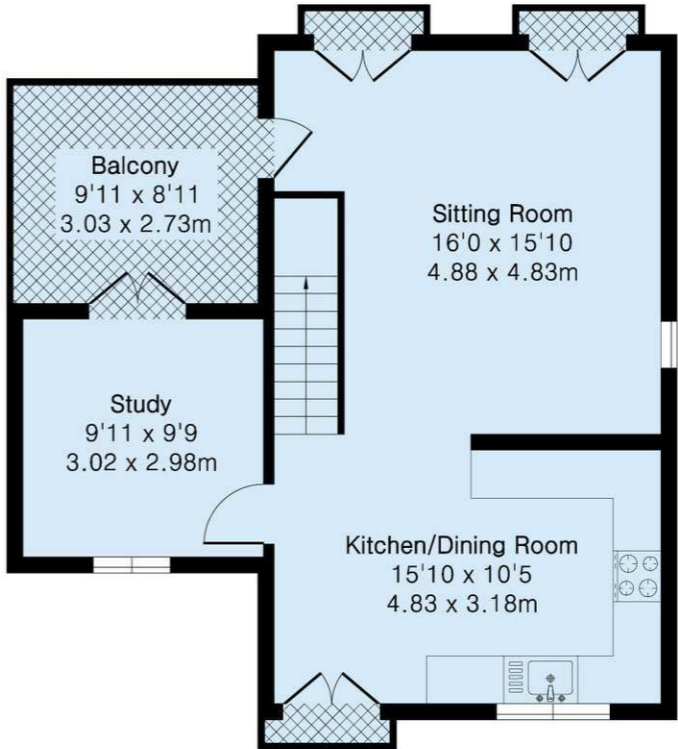
Lower Ground Floor Area 525 sq ft – 49 sq m  
Ground Floor Area 650 sq ft – 60 sq m  
First Floor Area 529 sq ft – 49 sq m



Lower Ground Floor



Ground Floor



First Floor



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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Lettings  
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