

3 SOMERSET PLACE TOTNES



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



3 SOMERSET PLACE

Situated in this highly convenient location within walking distance to Totnes town and other local amenities, a beautifully presented mid-terrace family home offering spacious reception space, four bedrooms, low maintenance rear garden and garage.

The accommodation is arranged over three floors and comprises entrance hall with stairs rising to the first floor and door through to a spacious open-plan sitting room and dining room with double doors leading to the rear garden. The sitting room has a fireplace, the dining room has a multi-fuel stove and both rooms have generous storage cupboards. The dining area leads on to the kitchen, which also gives access to the rear. To the first floor are two double bedrooms, and a bathroom. The loft has been converted to provide an additional two bedrooms and shower room on the second floor.

The rear garden is low maintenance, being laid to patio with steps leading up to a terrace with space for a table and chairs and access to the garage.

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

- Spacious family home in a fantastic location
- 4 bedrooms
- Open plan reception space
- Low maintenance rear garden
- Long single garage (formerly a workshop)





PROPERTY DETAILS

Property Address

3 Somerset Place, Totnes, Devon

Mileages

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

Services

Mains electric, water and drainage. Mains gas central heating.

EPC Rating

Current: 68, Potential: 83

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.



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. 116.6 sq. metres (1255.2 sq. feet)



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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

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