

# 3 SOMERSET PLACE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







### 3 SOMERSET PLACE

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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

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- 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

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**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**

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**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



Total area: approx. 116.6 sq. metres (1255.2 sq. feet)





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