



Cleve House, Barracks Hill
Totnes, TQ9 6DG

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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A wonderful 1930's detached family house set back from the road behind double gates set in over 1/4 of an acre in this premier road within walking distance to Totnes and Dartington. Cleve house enjoys commanding views over the neighbouring countryside with ample driveway parking and garage.

The house is entered via an entrance porch into a good size hallway. The living room is a lovely size with a fireplace and patio doors with views to Dartington. The kitchen has been beautifully fitted and really is the heart of the home with a dining area and an informal sitting area. Off the Kitchen is a utility room and guest WC.

Upstairs on the first floor is the principle bedroom suite with fitted wardrobes and an ensuite shower room complete with a balcony with commanding views perfect for morning coffee. There are two further double bedrooms a single and a family bathroom. On the top floor there is a great multipurpose room again with lovely views and its own bathroom.

Outside the gardens are mainly laid to lawn with a lovely patio area with a range of trees and shrubs. To the front of the house is ample off street parking and a garage.

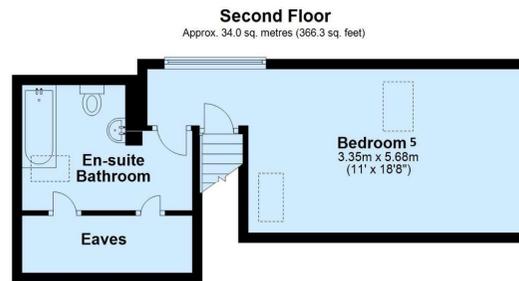
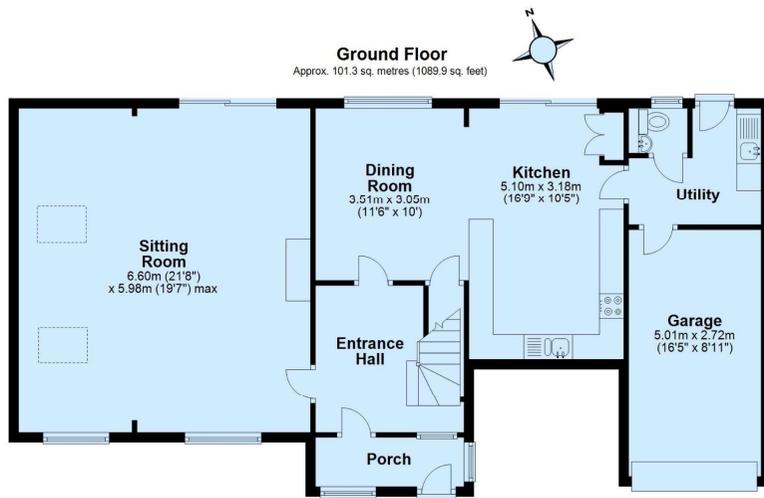
Services: Mains electric, water. Private drainage via septic tank shared with neighbour. Gas central heating.

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

- Excellent location
- Substantial family home
- Set in approx. 0.25 of an acre
- Superb views
- 5 bedrooms
- Well-presented throughout

BEDS 5 | BATHS 4 | RECEPTS 3 | EPC D | COUNCIL TAX Band G | TENURE Freehold
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Total area: approx. 206.3 sq. metres (2220.6 sq. feet)



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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.

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