



Tanyards, Rowsells Lane
Totnes, Devon, TQ9 5AG

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS

Tanyards, Rowsells Lane, Devon

Rare opportunity to acquire a detached unique house on the banks of the River Dart with wonderful views gardens, off street parking and garage, in this enviable location.

ACCOMMODATION

Ground floor

Entrance hall, sitting room, study, kitchen/dining room, utility, cloakroom

First floor

Bedroom 1 with en-suite, bedroom 2, bedroom 3, bathroom

Outside

Garage, parking, garden

Mileage

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

Totnes Office

01803 847979

totnes@marchandpetit.co.uk







KEY FEATURES

- FOR SALE BY INFORMAL TENDER 24TH MARCH 12PM
- NO CHAIN
- Detached individual home
- 3 bedrooms
- Situated on the banks of the River Dart
- Beautiful views
- Off-street parking and garage





FOR SALE BY INFORMAL TENDER CLOSING DATE 24TH MARCH AT 12PM

DESCRIPTION

Situated in this idyllic location on the banks of the River Dart enjoying wonderful views is this superb, detached home. The house is a rare "one off" sitting in such a convenient location with wonderful river and countryside views with lovely gardens off street parking and a garage.

The house is entered via an entrance hall leading into the sitting room, which is a lovely room with a floor to ceiling glazed sitting area with southerly views to Totnes. At the rear of the sitting room through double doors is a study. A guest WC and utility room with access to the rear courtyard are also off the entrance hall. The kitchen / dining room is another lovely bright room with views over the gardens. Upstairs there is a good size principal suite with panoramic views two further double bedrooms and a family bathroom.

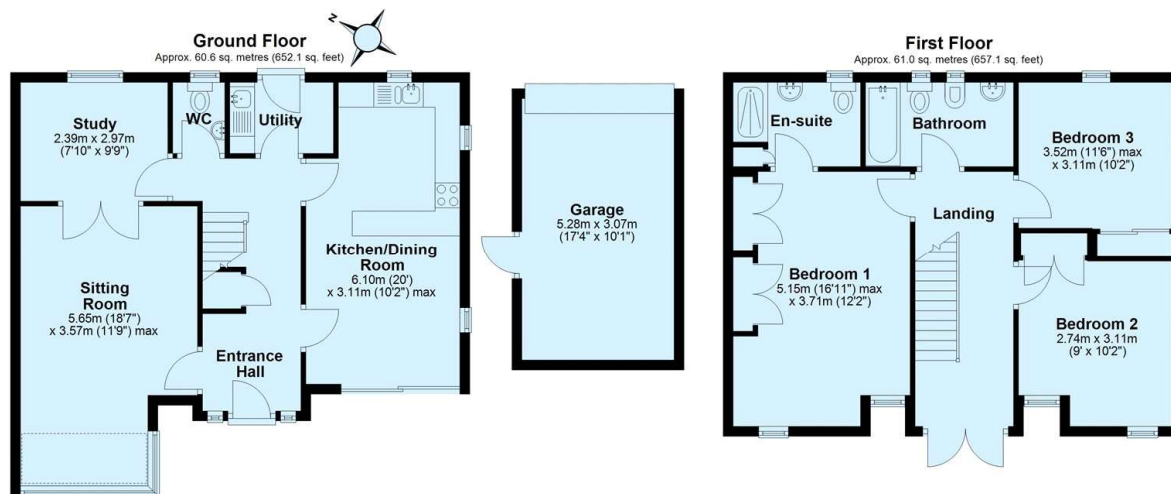
Outside the house has lovely gardens with a wide range of shrubs and plants with raised beds and a lawned garden. There is a superb, decked area to enjoy the world go by, off street parking, garage rear paved courtyard with a Beech Tree (TPO).

Services: Mains electric, water and drainage. Gas central heating.

SITUATION

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.





Total area: approx. 121.6 sq. metres (1309.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel:

COUNCIL TAX

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FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other 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.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Totnes Office. 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.

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