



**3 Garfield Place**  
Maudlin Road, Totnes, Devon, TQ9 5TB

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





## 3 Garfield Place

Maudlin Road, Totnes, Devon, TQ9 5TB

Situated in an enviable location with panoramic views over Totnes and within walking distance of the town centre is this charming period townhouse, offering flexible accommodation over four floors, flooded with natural light with great entertaining space and a good size garden and sun deck.

On the ground floor to the front of the house is a lovely bay fronted reception room and a separate rear reception room currently used as a study with great views and lovely period features. On the garden level is an impressive open plan kitchen / family room with a guest WC, which leads through to a large conservatory and out onto a decked area with stunning panoramic views over the garden and Totnes beyond. On the first floor are two double bedrooms and a family bathroom and the loft has been converted to make a great principle suit with an en suite shower room and a fold out balcony.

Outside the rear garden is mainly laid to lawn with flower and shrub borders with rear access.

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

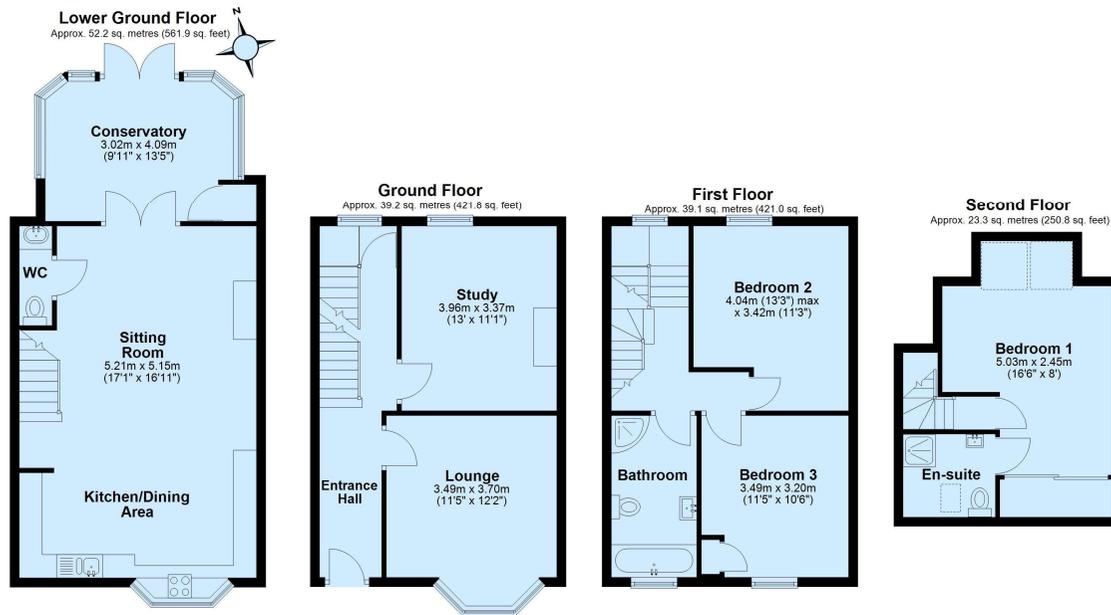
Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving 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

- Sought after location
- Totnes town centre
- Spacious family home
- Well-presented throughout
- Good-size rear garden
- Views over Totnes

BEDS 3 | BATHS 2 | RECEPTS 3 | EPC D | COUNCIL TAX Band D | TENURE Freehold

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Total area: approx. 153.8 sq. metres (1655.5 sq. feet)



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