

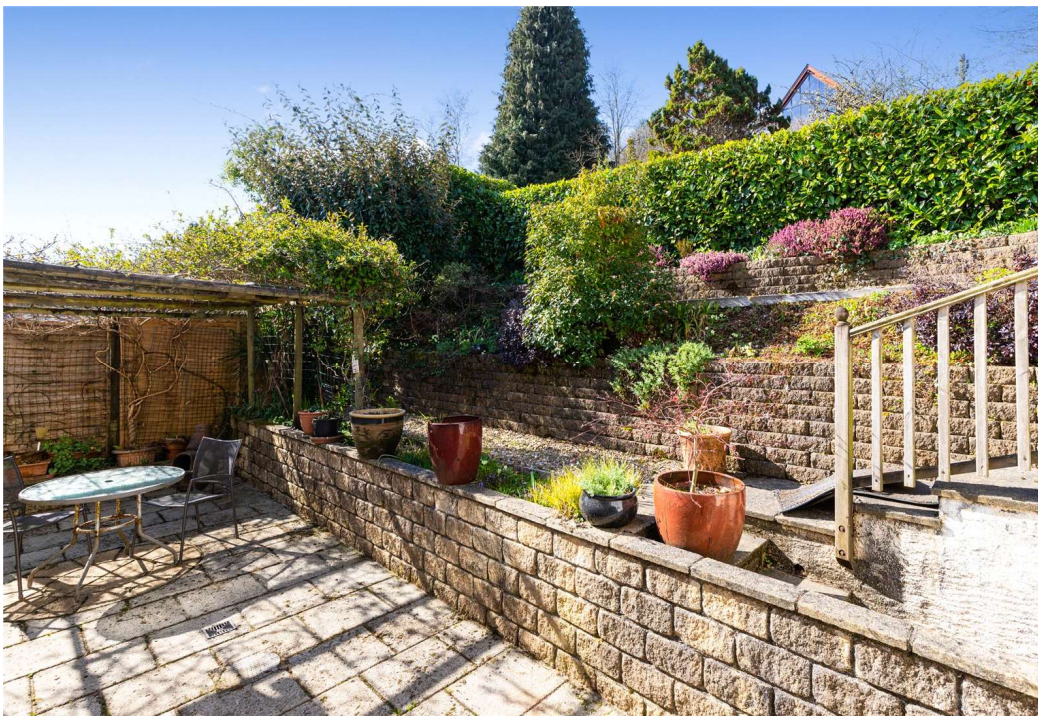


Grey Gables, Totnes Down Hill
Totnes, Devon, TQ9 5ES

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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Situated in an elevated position with lovely views over Totnes and the surrounding countryside is this superb four-bedroom house in this convenient location with wrap around gardens, off street parking and garage.

The property comprises spacious accommodation arranged over two floors to include an entrance hall with ample storage, access to the sitting room, dining room and well-equipped kitchen with a separate utility room which gives internal access into the garage. There are two double bedrooms located on the ground floor, the master having a dressing room and en-suite. A family bathroom is also located on the ground floor. From the entrance hall stairs rise to the first floor where there are a further two double bedrooms, shower room and eaves storage.

Outside there is ample driveway parking leading up to a single garage. The garden wraps around and is mostly laid to lawn with a patio area and enjoys outstanding views over Totnes to the countryside beyond.

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

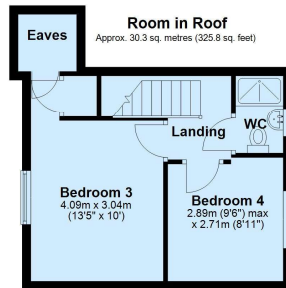
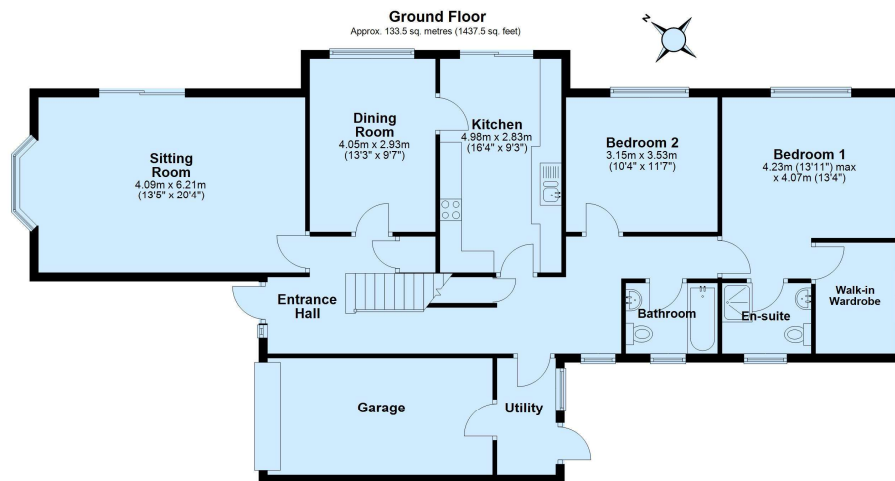
Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving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

- NO CHAIN
- Envious location
- Views over Totnes to the countryside beyond
- Well-presented throughout
- 4 bedrooms, 3 bathrooms
- Driveway parking and single garage

BEDS 4 | BATHS 3 | RECEPTS 2 | EPC D | COUNCIL TAX Band F | TENURE Freehold

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Total area: approx. 163.8 sq. metres (1763.3 sq. feet)



IMPORTANT NOTICE

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