



**3 Denys Road**  
Totnes, Devon, TQ9 5TJ

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## 3 Denys Road, Totnes, Devon, TQ9 5TJ

A wonderful mid terrace home in a popular cul-de-sac in Totnes, beautifully presented with three bedrooms, front & rear garden and residents parking.

On the ground floor is the living room which is flooded with light from the bay window. The kitchen / dining room offers ample space for a kitchen table and chairs, feature fireplace and patio doors out on to the garden. Upstairs are two double bedrooms and a separate study with countryside views as well as a loft conversion offering another double bedroom with velux windows.

Outside to the front is laid to lawn and to the rear there is a patio area with useful store and outside toilet. Steps lead up to area laid to lawn.

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

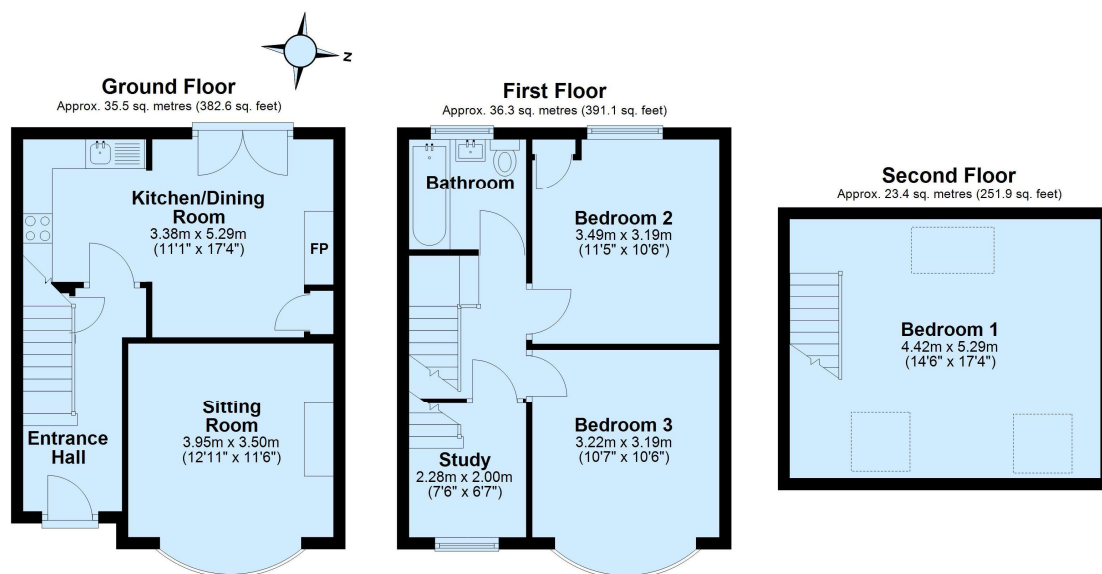
Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving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

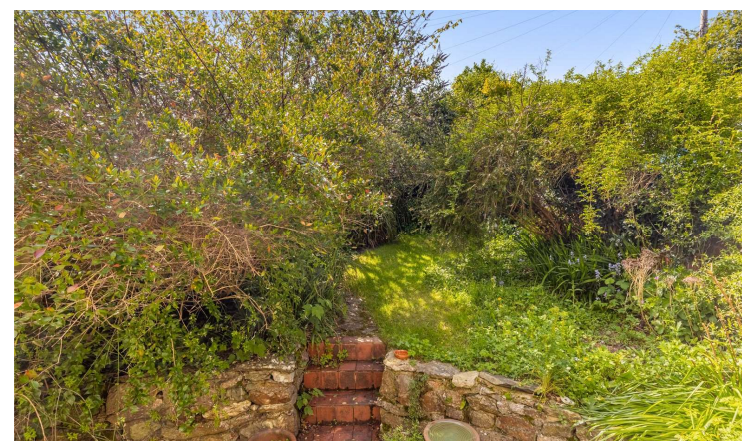
- A mid terraced home situated in a popular cul-de-sac in Totnes
- 3 bedrooms
- Countryside views
- Beautifully presented throughout
- Garden
- Loft conversion

BEDS 3 | BATHS 1 | RECEPTS 1 | EPC D | COUNCIL TAX D | TENURE Freehold

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Total area: approx. 95.3 sq. metres (1025.6 sq. feet)



## DIRECTIONS

From the Totnes office of Marchand Petit, proceed along The Plains to New Walk proceed to the end and take a sharp right up St Peter Quay, proceed up Moats Hill and turn right into Maudlin Road. Denys Road will be found on the right hand side.

## 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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