



12 Mount View Terrace
Totnes, Devon, TQ9 5EB

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





12 Mount View Terrace, Totnes, Devon, TQ9 5EB

Situated in a highly desirable location - a quiet, tucked away cul-de-sac terrace close to the heart of the town - this well presented three-bedroom family home, with front and rear gardens, is accessed by footpaths back and front and comes with free permit parking.

A garden path leads to the front door that opens into a light, airy, south-facing sitting room. Its door leads into the kitchen and stairs to the first floor. The kitchen has a roomy larder cupboard, an electric AGA and Belfast sink. It in turn opens into a dining room at the rear of the property (currently used as a secondary sitting/activity room) with skylights that enhance natural lighting. The back door leads from here to the footpath access on the other side and rear garden. On the first floor is the family bathroom, a large double bedroom and a single bedroom. Stairs to the second floor open into a substantial third bedroom/studio. Here on one side windows facing south give a high view over trees and hills, while, on the other side, veluxes overlook rooftops of the town.

The rear garden is well-established with shrubs, plants, a little pond, grass area and a small paved seating area shaded by a tree.

The house comes with a permit for free parking, when space available, in the two close-by, public Heathway car parks.

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

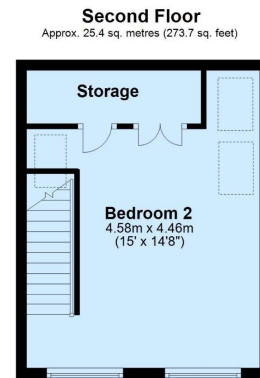
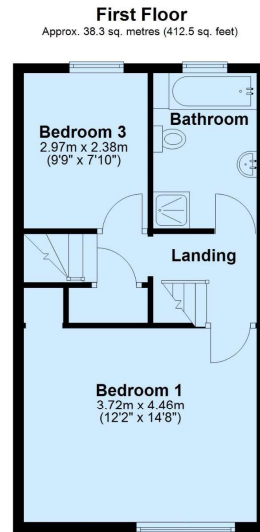
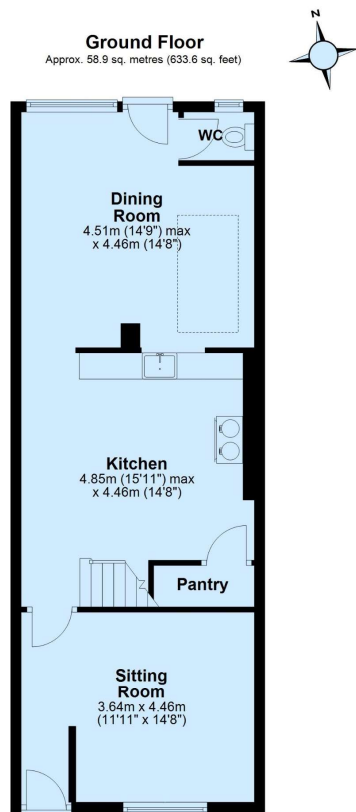
Situated at the tidal limit of the river Dart, with beautiful walks radiating from all sides of the town, Totnes is at the heart of the South Hams - an area of Devon renowned for its outstanding natural beauty. Dartmoor National Park is ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling little medieval market town, that thrived in Elizabethan times, has a mainline railway station giving regular, direct connections to London Paddington - as well as into Cornwall and to the North via Bristol. There is also easy access to the A38 Devon Expressway, linking to Plymouth and joining the M5 at Exeter.

Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes town is the commercial centre for the South Hams. It has a thriving weekly market, a well-supported independent cinema, as well as a good selection of independent shops, supermarket facilities, restaurants, cafés and inns. It is known for its vibrant communities, interesting cultural heritage, active creative networks, rich array of musical and cultural events and innovative environmental initiatives.

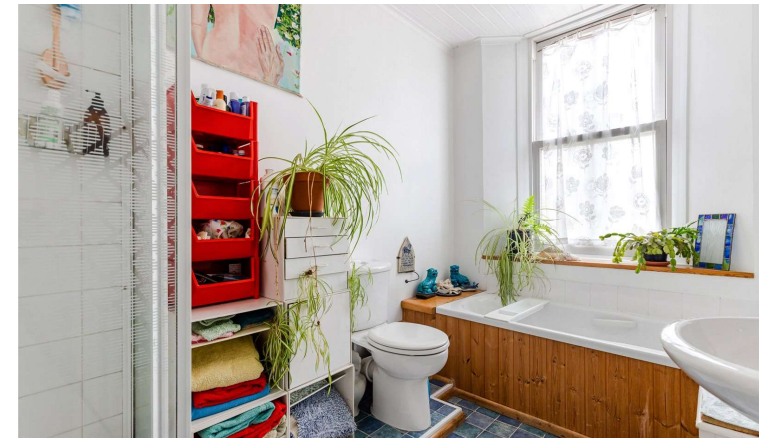
KEY FEATURES

- Quiet location
- Accessible to town centre
- Accommodation over 3 floors
- Light and airy throughout
- Front and rear gardens
- Free parking permit

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC C | COUNCIL TAX Band C | TENURE Freehold



Total area: approx. 122.6 sq. metres (1319.9 sq. feet)



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.

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS