

# 2 Glendale Terrace

## Totnes



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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## 2 Glendale Terrace, Totnes TQ9 5NY

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A 1930's mid-terrace family home situated in a convenient location a short distance from Totnes railway, town centre and amenities.

The spacious interior is filled with natural light, creating a warm and inviting atmosphere throughout. There are two good sized reception rooms and spacious kitchen/breakfast room with separate utility to ground floor. Upstairs, there are three double bedrooms along with a single and the family bathroom. To the second floor is a large loft room/double bedroom with en-suite shower room and eaves storage space.

To the front of the property steps lead to the front door with small lawned area to the side. The rear garden has a decked terrace with lawn area and gravel seating area.

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.

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### Totnes Office

01803 847979 | [totnes@marchandpetit.co.uk](mailto:totnes@marchandpetit.co.uk)

Waterside, The Plains, Totnes, TQ9 5DW





# Property Details

Guide Price:	£650,000
Services:	Mains electric, water and drainage. Gas central heating
EPC Rating:	Current: D, Potential: C
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

### Key Features

- NO CHAIN
- Excellent location, within walking distance of the town centre
- Light and airy accommodation
- 5 bedrooms, 2 receptions, 2 bathrooms
- Front and rear garden

### Fixtures & Fittings

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

### Viewing

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.





# Floor Plans



Total area: approx. 155.6 sq. metres (1675.2 sq. feet)

