

FIRST COTTAGE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

FIRST COTTAGE

Situated away from the hustle and bustle of the High Street but within easy walking distance of all amenities, a grade II* listed cottage full of character and charm, in need of a little updating. The property is being offered to the market with no onward chain.

Offering accommodation in excess of 1000sqft, the property comprises a spacious sitting room with logburner, kitchen/diner and cloakroom to the ground floor. Upstairs are 3 double bedrooms, a single bedroom and family bathroom.

Outside the property has a low maintenance paved courtyard with raised flowerbeds.

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.



PROPERTY DETAILS

Property Address

First Cottage, 39 High Street, Totnes

Mileages

Exeter 26 miles Plymouth 19 miles Newton Abbot 7 miles (approximately)

Services

Mains electric, water and drainage. Night storage heating.

EPC Rating

Current: 52, Potential: 82

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- NO CHAIN
- Grade II* listed cottage
- Plenty of character and charm
- In need of a little updating
- Excellent town centre location
- 4 bedrooms

Fixtures & Fittings

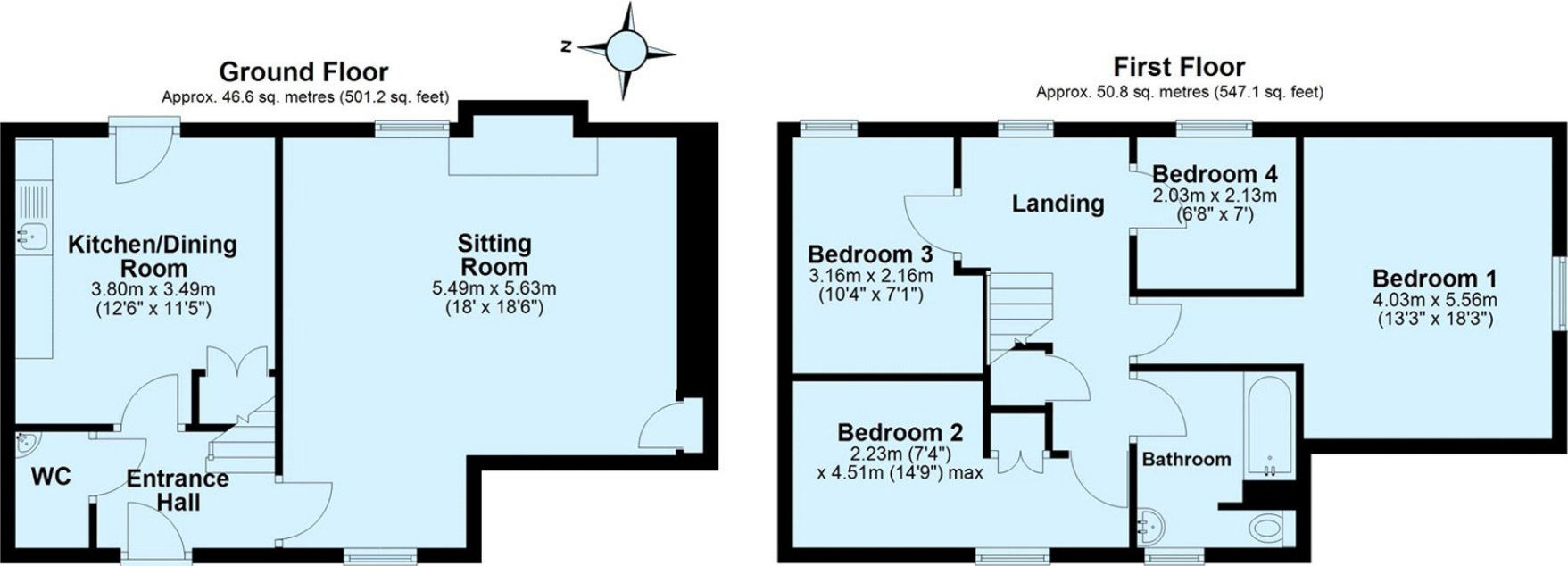
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOORPLAN



Total area: approx. 97.4 sq. metres (1048.3 sq. feet)

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