

HILLCROFT HARBERTONFORD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

HILLCROFT

Situated in the popular village of Harbertonford, just a ten minute drive to Totnes town centre, Hillcroft is an immaculately presented three bedroom semi-detached family home with the fantastic addition of a two bedroom flat which offers a great space for dependant relatives or income potential.

The spacious accommodation comprises entrance hall with understairs storage, shower room and additional cupboard. A door leads through to the sitting room which is bright and airy room with wooden flooring and brick fireplace with log burner. The dining room is currently used as an additional sitting area, again with brick fireplace and log burner. A step up leads to the modern kitchen/breakfast room which is an open space with double doors leading onto the garden. There is also plenty of room for a dining table and chairs. To the first floor is the family bathroom, two good-sized double bedrooms and a single bedroom. There is second floor potential for a fourth bedroom.

The flat has its own entrance door which leads to an open plan L shaped kitchen/dining/sitting room, again this is all immaculately presented and modern. An inner hallway leads to a cloakroom, bathroom and two double bedrooms.

Externally to the front there are two garages with store rooms to the rear and driveway parking infront. To the rear the garden has been well-maintained with a small paved area off the kitchen with steps rising to a level lawn and an abundance of mature planting. At the rear of the garden is a large patio area with garden shed. A perfect spot for alfresco dining.

Services: All mains connected.

The pretty village of Harbertonford boasts a primary school, public house, church, village hall, an excellent village store/post office and a petrol station. The village sits alongside the River Harbourne and is about three miles to the south of Totnes, the commercial centre for this part of Devon. The coast is a short distance away with the sailing centre of Dartmouth some six miles to the south. For those who like a round of golf, Dartmouth Golf and Country Club, Thurlestone and Dainton courses are all within striking distance. The surrounding countryside is of outstanding natural beauty with wonderful coastal and countryside walks. Communications are superb with the mainline railway station at Totnes giving direct access to London Paddington and the A38 Devon Expressway easily accessible, linking Plymouth and Exeter where it connects with the M5.



PROPERTY DETAILS

Property Address

Hillcroft, Old Road, Harbertonford, Devon, [listing_post_code]

Mileages

Totnes 3 miles Exeter 30 miles Plymouth 23 miles (approximately)

Services

EPC Rating

Current: 71, Potential: 75

Council Tax Band

C

Tenure

Freehold

Authority

Key Features

- Excellent village location, just a short drive to Totnes town centre
- 3 bedroom family home and 2 bedroom flat
- Multit-generational living or income potential
- Immaculately presented throughout
- Countryside views
- Well-maintained rear garden with level lawn and patio area

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.

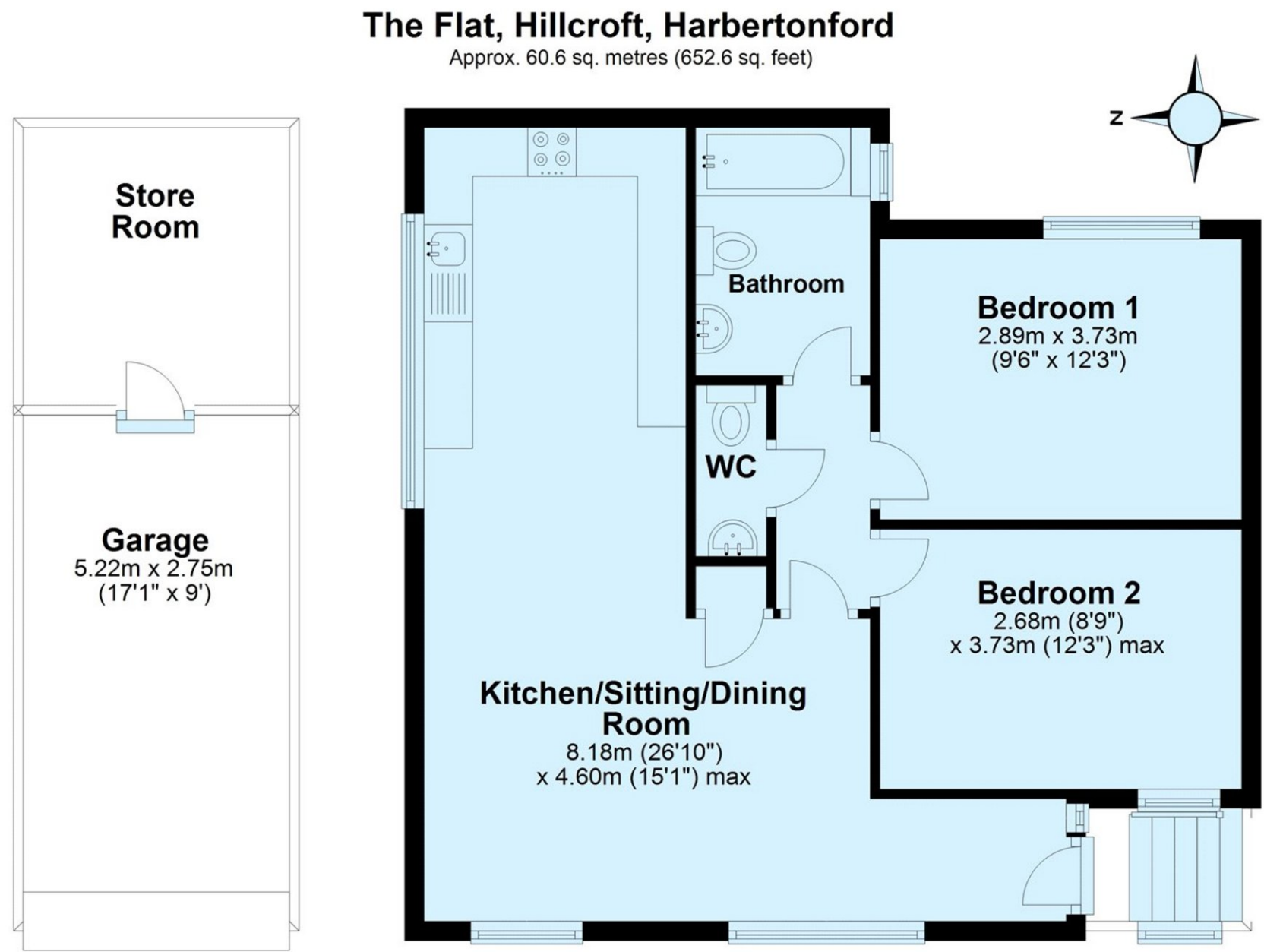
Directions

Viewing

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



FLOOR PLAN



Total area: approx. 60.6 sq. metres (652.6 sq. feet)

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