

4 THE QUAY TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

4 THE QUAY

Situated in the village of Tuckenhay on the banks of Bow Creek, 4 The Quay offers a bright and practical home with the benefits of riverside living; amazing river views, access to the water and quayside mooring.

The accommodation is arranged over 4 floors with a good sized garage on the ground floor perfect for storing boats, canoes, SUP's with a toilet and utility room with plumbing for a washing machine, and separate kit room. On the first floor are two double bedrooms, a shower room and a bathroom both recently refurbished. The front bedroom has delightful views of the river.

Substantially updated over the last few years, the house has been remodelled to create a large open plan living room on the third floor. The corner kitchen has granite worksurfaces, integrated appliances with seating at the counter for those who like to cook and chat to their guests. Glass doors lead out to the balcony with views of the river, sufficient to house a table and chairs for outside dining.

A staircase leads from the corner of the living room to the 4th floor where the mezzanine provides a cosy space to relax or a sofa bed for guests.

With ample parking and shared slipway the property provides the perfect place to try out new watersports, do a bit of crabbing on the quayside or just watch the wildlife. Perfect as lock up and leave holiday home or Devon riverside home.

The Quay is situated within the charming village of Tuckenhay and just beyond the well reputed Maltsters Arms public house. The property has close proximity to Bow Creek, which is owned by The Duchy of Cornwall and Crownley Woods beyond which is owned by The National Trust. The creek is tidal but navigable by small boats for about 3 hours either side of the high tide. The creek is a tributary of the River Dart estuary, Dartmouth being some 6 miles distant and Totnes with all it's facilities about 4 miles. Tuckenhay is conveniently located for Totnes town, the commercial centre for the South Hams. This part of Devon is renowned for it's 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. 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 boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.



PROPERTY DETAILS

Property Address

4 The Quay, Tuckenhay, Totnes, Devon

Mileages

Exeter 33 miles Plymouth 29 miles

Torquay 16 miles (approximately)

Services

Mains electric, water and drainage. Electric heating.

EPC Rating

Current: 29, Potential: 77

Council Tax Band

F

Tenure

Freehold

Authority

South Hams District Council

Key Features

- NO CHAIN
- Beautiful waterside location
- Balcony with stunning views
- 2 Double bedrooms
- Garage and utility
- Bright open plan living space

Fixtures & Fittings

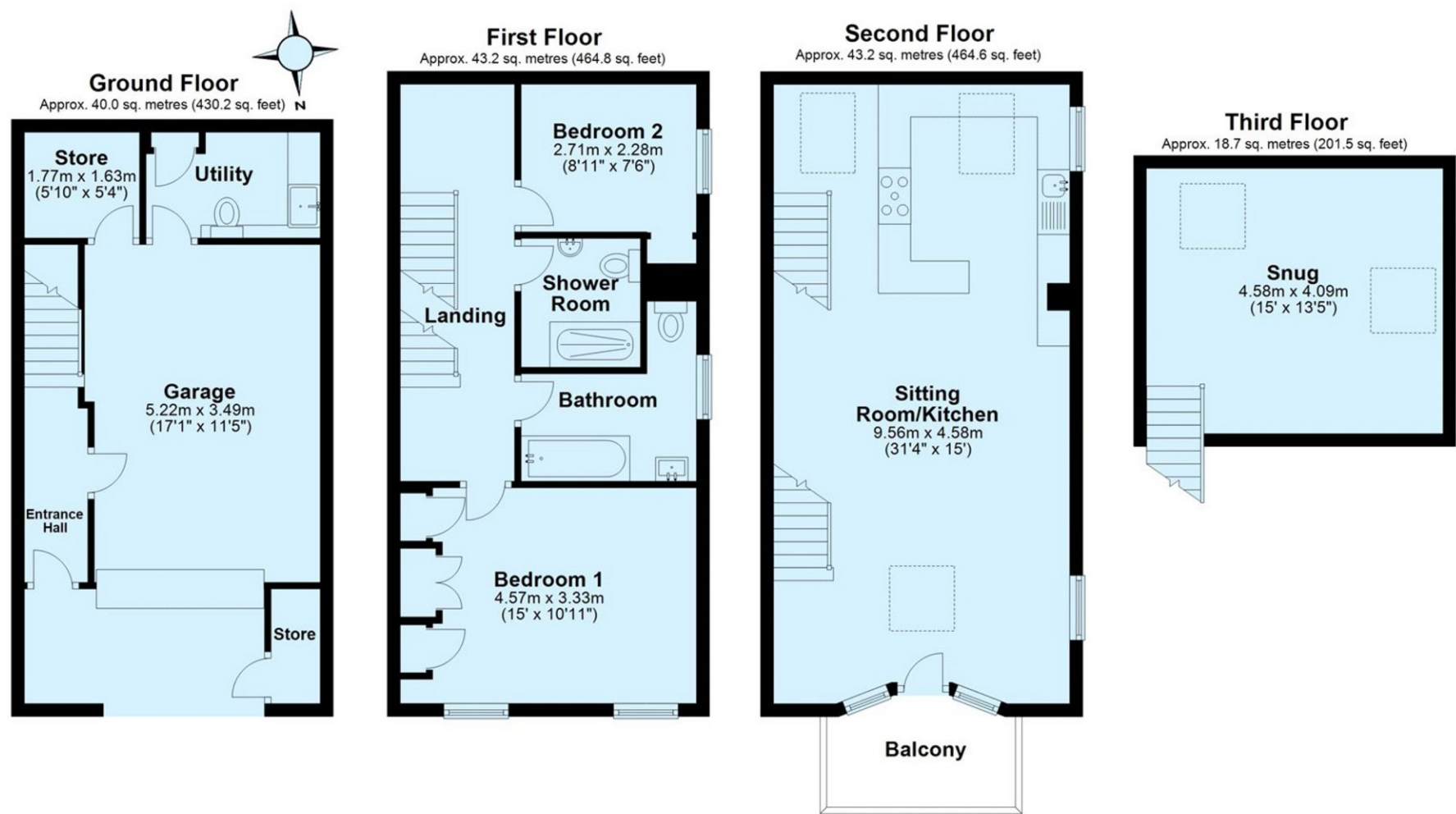
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOORPLAN



Total area: approx. 145.0 sq. metres (1561.1 sq. feet)

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