

# BRIDGE HOUSE TOTNES



## MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# BRIDGE HOUSE

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Offering unusually spacious accommodation is this lovely Grade II listed cottage which has been recently refurbished to provide bright flexible living accommodation throughout.

Situated in the middle of Harbertonford conveniently situated for all local amenities and once the Brewers house for the old Malsters Arms.

An entrance hall leads to the fully fitted kitchen with a range of modern units with an electric oven and hob and space for a small breakfast table. Also situated on the ground floor is a large double bedroom and a further double bedroom. Upstairs is a lovely light living room / dining room a further double and single bedroom and a family bathroom.

Outside there is space for a small table and chairs with views to the banks of the Harbourne River.

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

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**Property Address**

Bridge House, Mill Meadow, Totnes, Devon

**Mileages**

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

**Services**

All mains connected.

**EPC Rating**

Current: 66, Potential: 87

**Council Tax Band**

B

**Tenure**

Freehold

**Authority**

South Hams District Council

**Key Features**

- Grade II listed cottage
- Recently refurbished and beautifully presented throughout
- Close to local amenities
- 3 bedrooms
- Small outside 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.

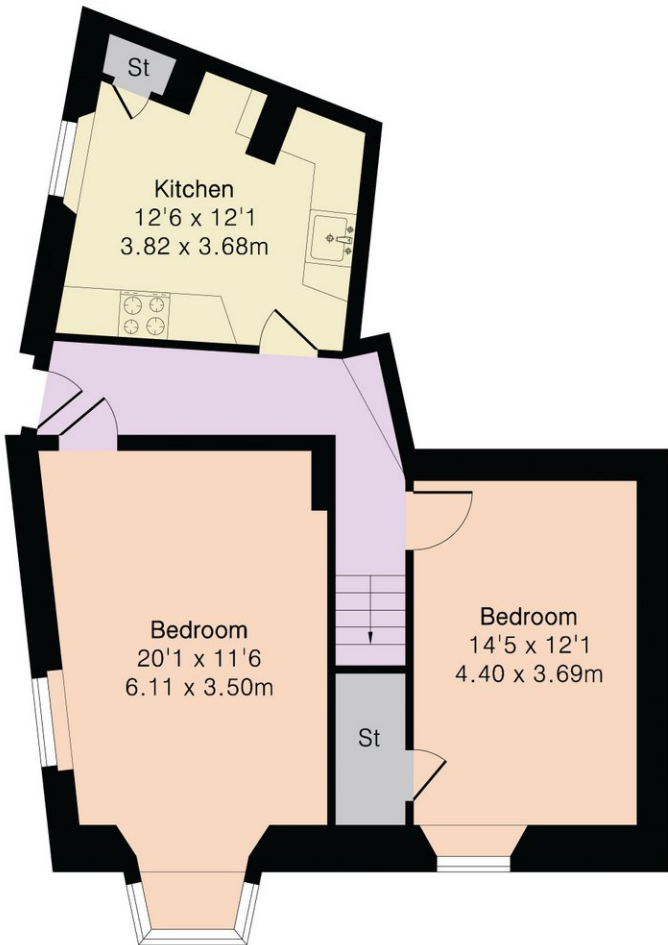


# FLOORPLAN

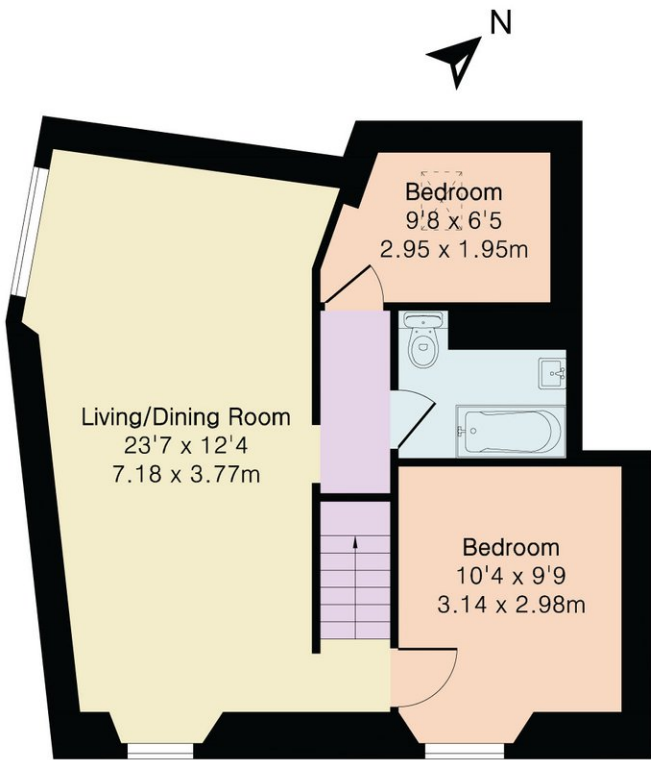
**Approximate Gross Internal Area 1225 sq ft - 114 sq m**

Ground Floor Area 641 sq ft – 60 sq m

First Floor Area 584 sq ft – 54 sq m



Ground Floor



First Floor

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.