

8 THE QUAY TUCKENHAY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

8 THE QUAY

Situated overlooking Bow Creek, a well-presented two bedroom apartment currently used as a second home. The property sits within the village of Tuckenhay and is just a short drive from Totnes town. The apartment comprises large sitting/dining room with balcony enjoying stunning water views, kitchen with integrated dishwasher and fridge, 2 bedrooms, a family bathroom, and utility room with second toilet.

The property has a shared driveway and garage, guest parking is also available.

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 its 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 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. 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

8 The Quay, Tuckenhay, Totnes

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

E

Tenure

Leasehold. 125 year lease from 1985. Ground rent of £150.00 per annum. Annual service charge of £250.00

Authority

South Hams District Council

Key Features

- NO CHAIN
- Stunning water views
- Short drive to Totnes Town
- 2 bedrooms
- Parking and garage

Fixtures & Fittings

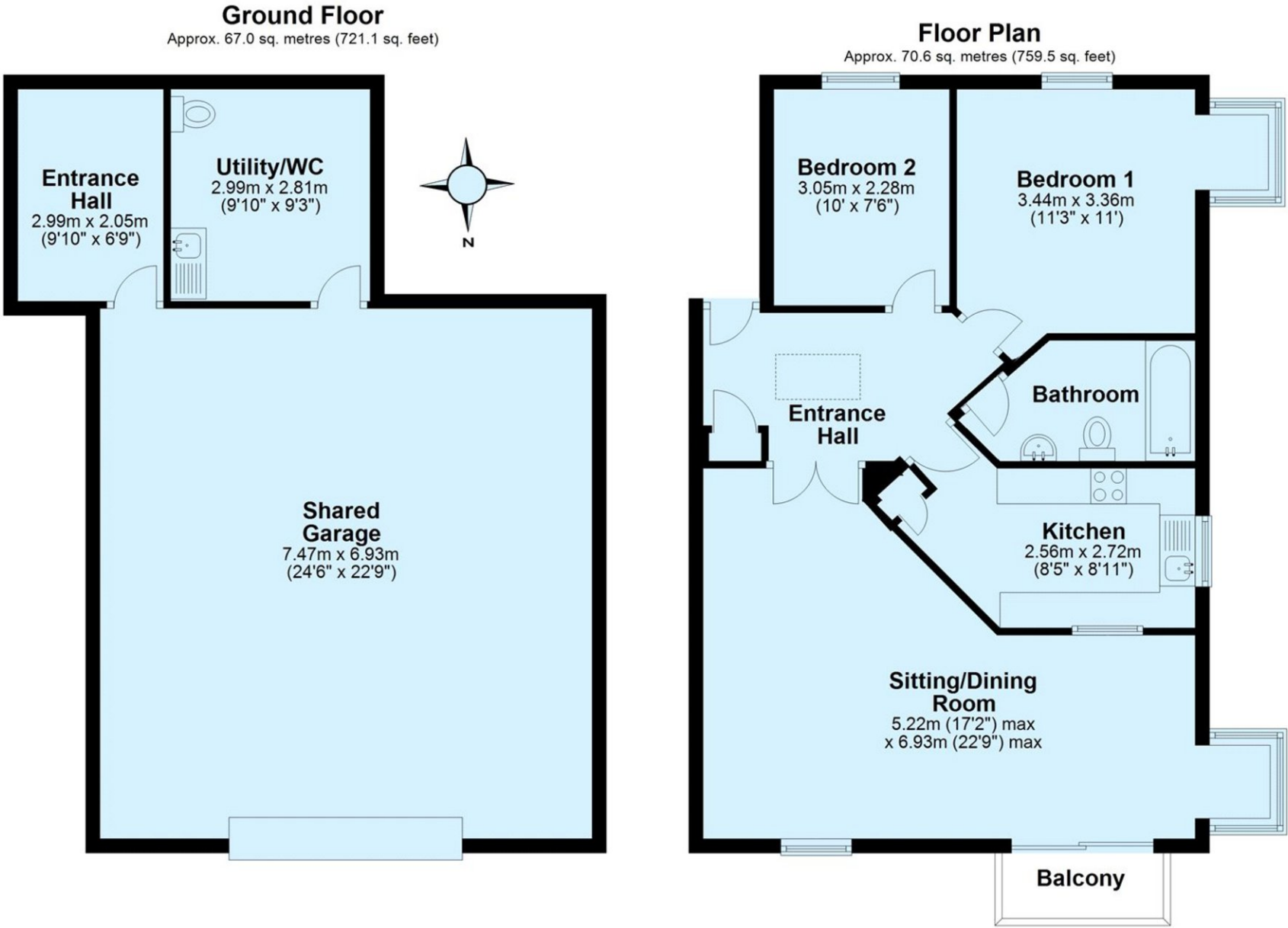
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOORPLAN



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