

HOLLY COTTAGE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

HOLLY COTTAGE

A wonderful two bedroom double fronted Grade II listed cottage situated in the heart of Totnes backing on to Totnes castle with the added advantage of a roof terrace.

The downstairs accommodation consists of a cosy living room with a lovely Victorian open fireplace with wood floors. The kitchen/breakfast room is a lovely size room with ample space for a large kitchen table and a walk in larder. The rear door provides side access to the house from Castle Street. Upstairs are two good size double bedrooms flooded with natural light a family bathroom and access out onto a South / West facing roof terrace.

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

Holly Cottage, 14 Castle Street, Totnes, Devon, [listing_post_code]

Mileages

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

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: 48, Potential: 83

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Key Features

- NO CHAIN
- Situated in the heart of Totnes
- Grade II listed semi-detached cottage
- 2 bedrooms
- Roof terrace
- Outside store

Fixtures & Fittings

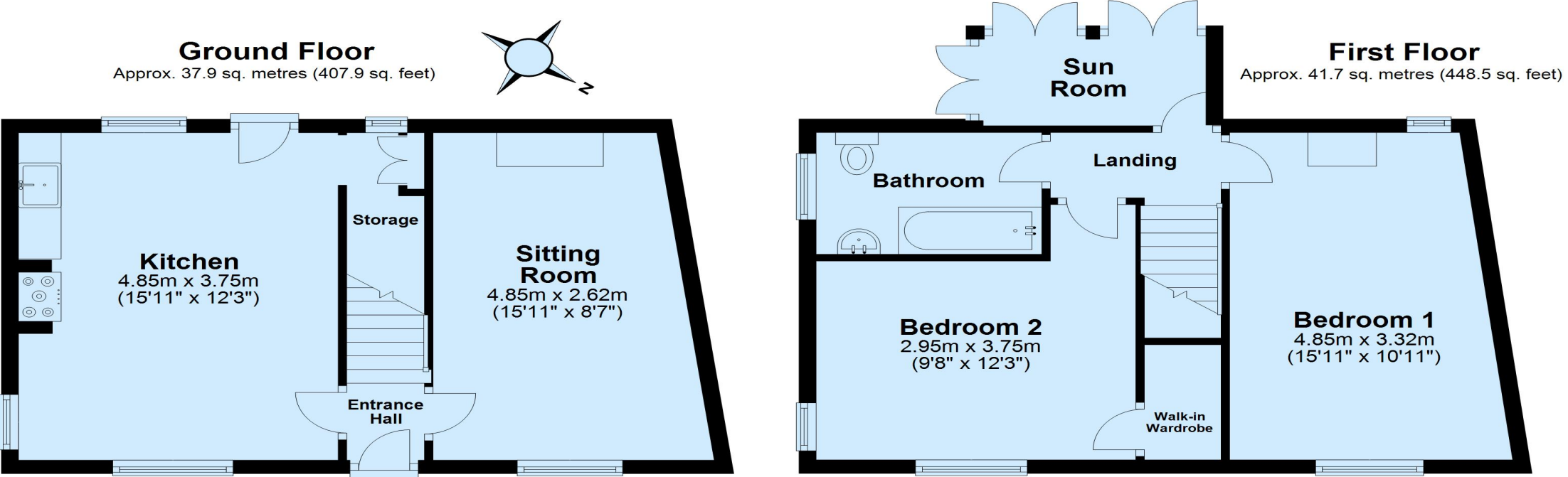
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOORPLAN



Total area: approx. 79.6 sq. metres (856.4 sq. feet)

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