

# HEATH WAY TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







# HEATH WAY

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Quietly positioned in the heart of Totnes is this beautifully presented townhouse with lovely light rooms and four generous double bedrooms. The property has the benefit of allocated off street parking as well as visitor parking with a pretty west facing patio garden with direct access onto the wonderful Leechwell Gardens.

Set back from the road and shielded by trees the property is entered on the ground floor with a study and useful utility room with a sink and fitted washer / dryer further storage cupboards and a guest WC. On the first floor is a lovely open plan living room / dining room with patio doors out onto the garden creating that lovely feeling of indoor outdoor living. The kitchen area is fully fitted with a double oven and gas hob with fitted microwave. Off the Kitchen is a lovely east facing balcony perfect morning coffee. On the first floor are two generous double bedrooms both with en suite shower rooms and on the top floor are another two good size double bedrooms with vaulted ceilings and a family bathroom.

Outside there is a very pretty West facing patio garden which is an array of colour. A back gate provides access out onto Leechwell Gardens also known as the Magical Gardens these wonderful communal gardens are closed to the public at dusk. To the front of the house is an east facing Balcony perfect for an alfresco breakfast and an allocated parking space with EV charging point and visitor parking.

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.







## KEY FEATURES

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- Excellent location, within walking distance of the High Street
- Immaculately presented townhouse
- 4 bedrooms
- West-facing patio garden
- Allocated parking with EV charging point and visitor parking









# PROPERTY DETAILS

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**Property Address**

5 Heath Way, Totnes, Devon

**Mileages**

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

**Services**

Mains electric, water and drainage. Gas central heating.

**EPC Rating**

Current: 77, Potential: 80

**Council Tax Band**

Band E

**Tenure**

Freehold

**Authority**

South Hams District Council

**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.



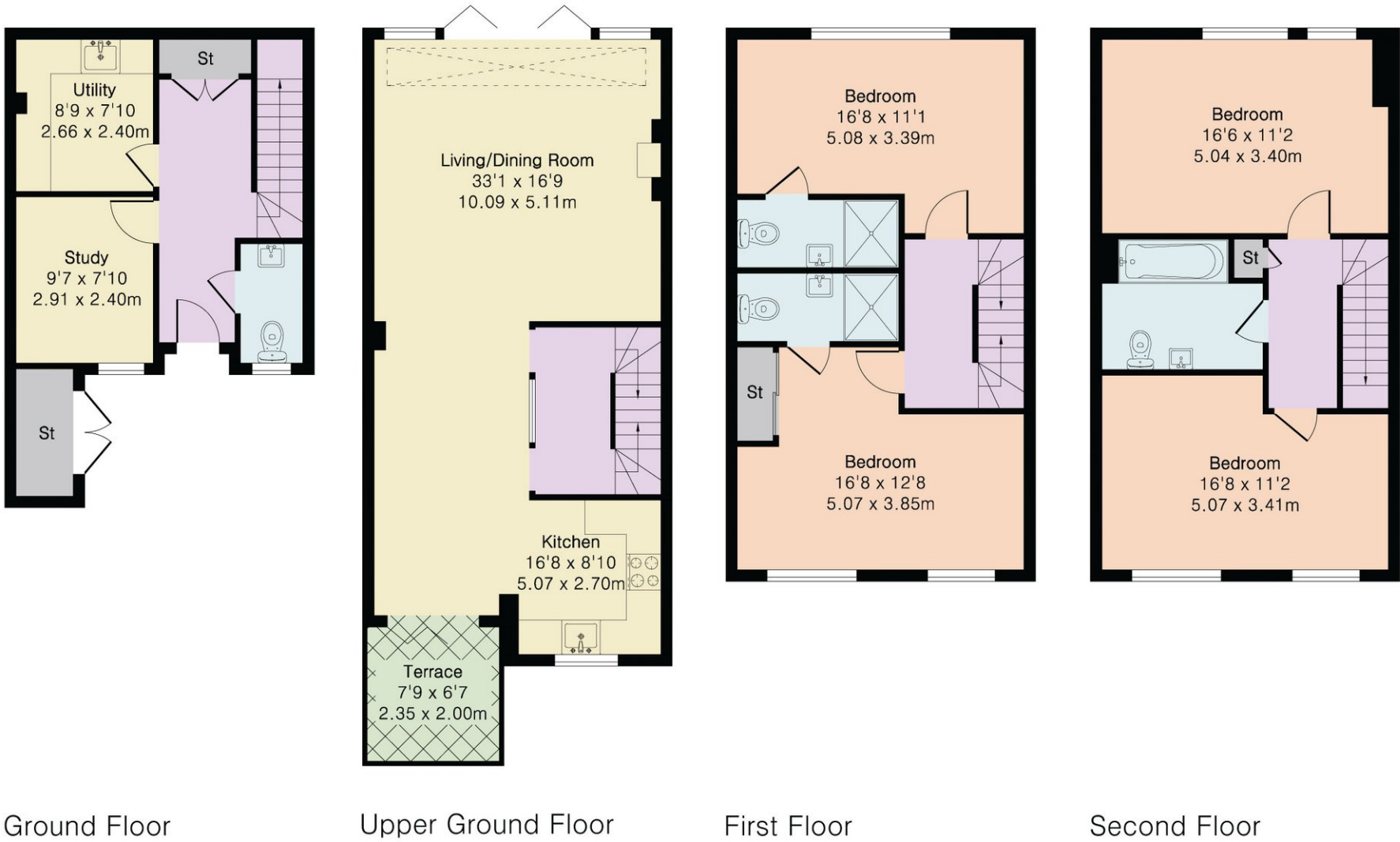
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# FLOORPLAN

**Approximate Gross Internal Area 1894 sq ft - 176 sq m**

Ground Floor Area 326 sq ft – 30 sq m  
Upper Ground Floor Area 564 sq ft – 52 sq m  
First Floor Area 502 sq ft – 47 sq m  
Second Floor Area 502 sq ft – 47 sq m







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