

SALAMUS TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



SALAMUS

Situated in a peaceful position within the heart of Diptford on the well renowned Church Park Close, a spacious detached bungalow, well-presented throughout with a large, landscaped garden, parking and double garage. Being south-facing, the property has an abundance of natural light throughout and offers flexible accommodation with a natural flow between the reception space and bedrooms.

A bright and open entrance hall gives access to a dual aspect study, sitting room with wood-burning stove and large picture window overlooking the front garden. The kitchen/dining room is well-equipped with integrated appliances, and a traditional oil-fired AGA. There is a separate utility providing additional storage, plumbing for washing machine and dryer and access out to the garden. Off the entrance hall are four double bedrooms, a family bathroom and separate shower room .

To the front of the property is a tarmac driveway providing ample parking along with additional parking to the rear accessed from Church Park Close, where there is also a double garage. The landscaped garden is arranged with a mix of lawn, flower borders, mature trees and seating areas.

Diptford is a village that has a strong local community, primary school, village tennis court, playing field and is surrounded by unspoilt rolling Devonshire countryside. The nearby market town of Totnes has a mainline railway station giving direct connections to London Paddington and Waterloo 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. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

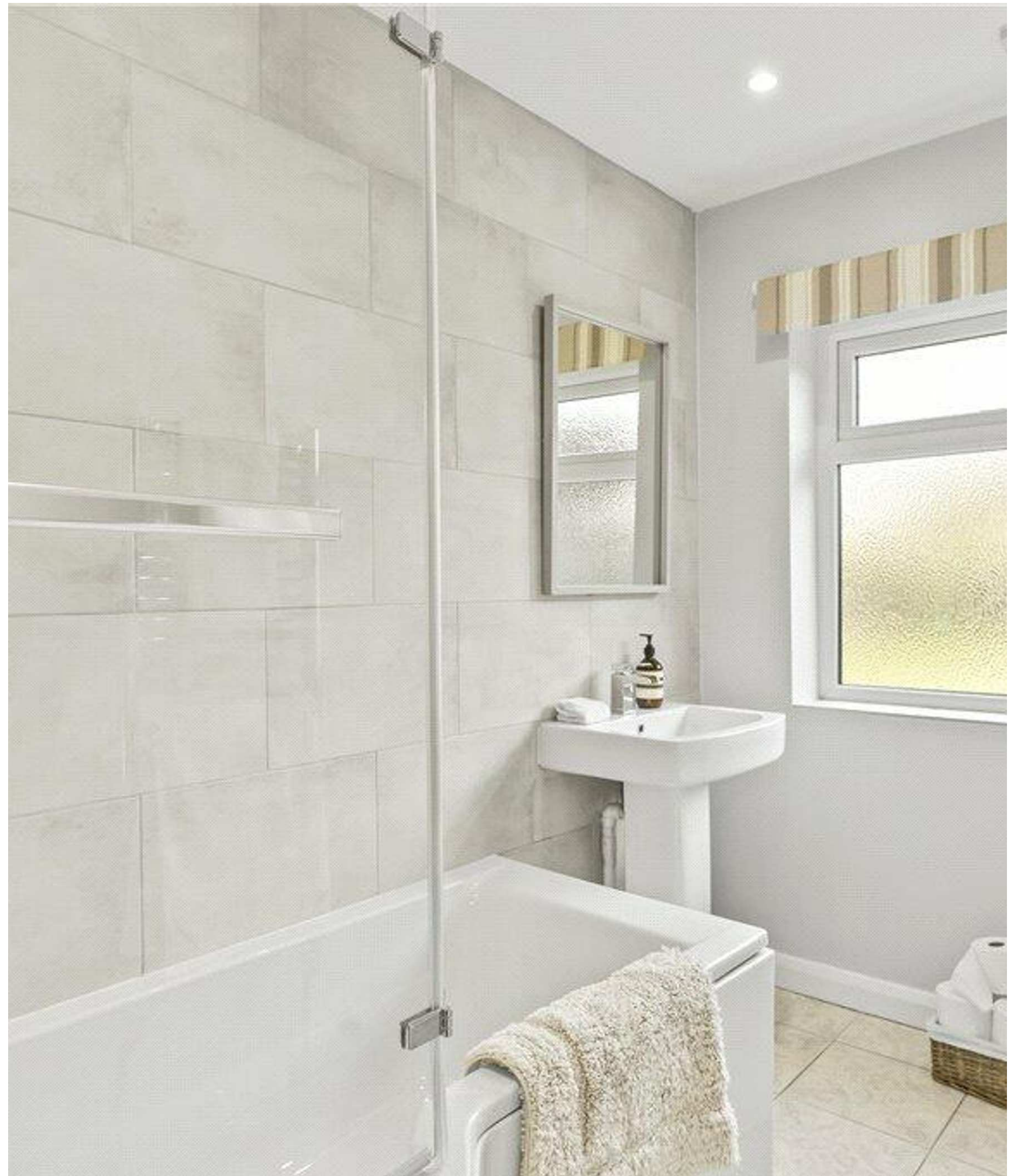




KEY FEATURES

- NO CHAIN
- Spacious detached bungalow
- Peaceful location
- Flexible accommodation
- Naturally bright throughout
- Ample parking and double garage
- Landscaped gardens





PROPERTY DETAILS

Property Address

Salamus, Diptford, Totnes, Devon, TQ9 7NY

Mileages

Totnes 6 miles Exeter 28 miles Plymouth 15 miles (approximately)

Services

Mains electric, water and drainage. Oil fired central heating.

EPC Rating

Current: 55, Potential: 79

Council Tax Band

D

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.

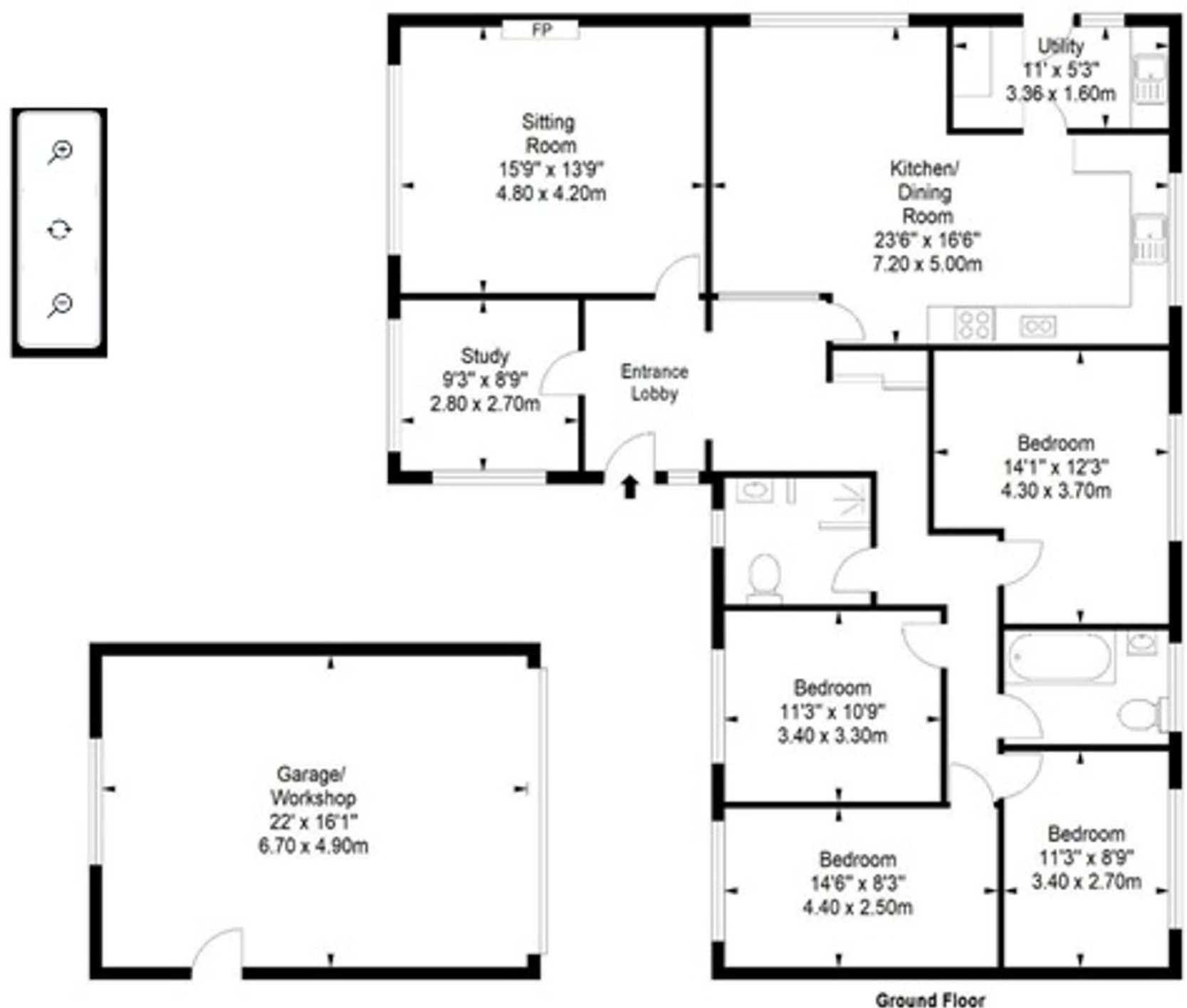
Viewing

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



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.

FLOORPLAN



Approximate Gross Internal Area = 139.42 sqm / 1500.76 sq ft
(Excluding Garage)
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



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