

8 ALEXANDRA TERRACE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



8 ALEXANDRA TERRACE

A beautifully presented three bedroom Victorian terraced house situated in the heart of Totnes within easy walking distance to the train station. The house is full of period charm, flooded with natural light and a pretty patio garden with the added benefit of off street parking for two cars. The house is arranged over three floors and to the second floor is a superb loft conversion with principal bedroom complete with ensuite shower room.

On the ground floor is an entrance hall leading through to a superb double living room / dining room with pine floor boards and a gas log effect fire. The Kitchen / Breakfast room is a lovely room fully fitted with a comprehensive range of units as well as a utility area and breakfast bar. There is ample space for a kitchen table and patio doors lead out onto the garden. Upstairs on the first floor are two double bedrooms with lovely views over Totnes castle to the rear and views over neighbouring countryside to the front and a large family bathroom. The top floor provides the principle bedroom and ensuite shower room again offering lovely views.

The patio garden is south facing with a range of raised flower and shrub borders. There is mains power decorative lighting and a garden shed with power and lighting. A rear gate leading to hard standing for two cars.

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

- Excellent location
- Off-street parking for 2 cars
- Victorian 3 bed home
- Period charm
- South-facing garden





PROPERTY DETAILS

Property Address

8 Alexandra Terrace, 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: 68, Potential: 88

Council Tax Band

C

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.

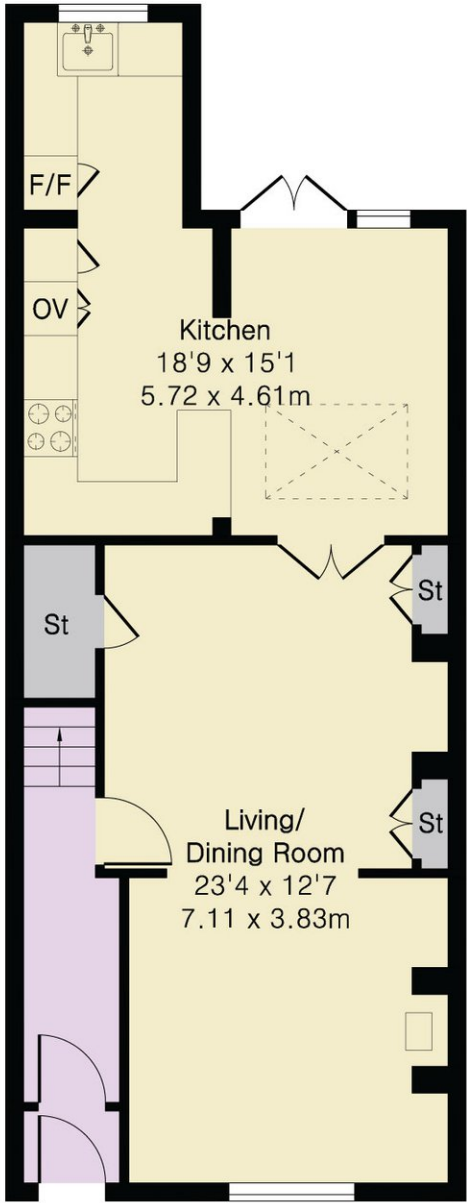
FLOOR PLAN

Approximate Gross Internal Area 1266 sq ft - 117 sq m

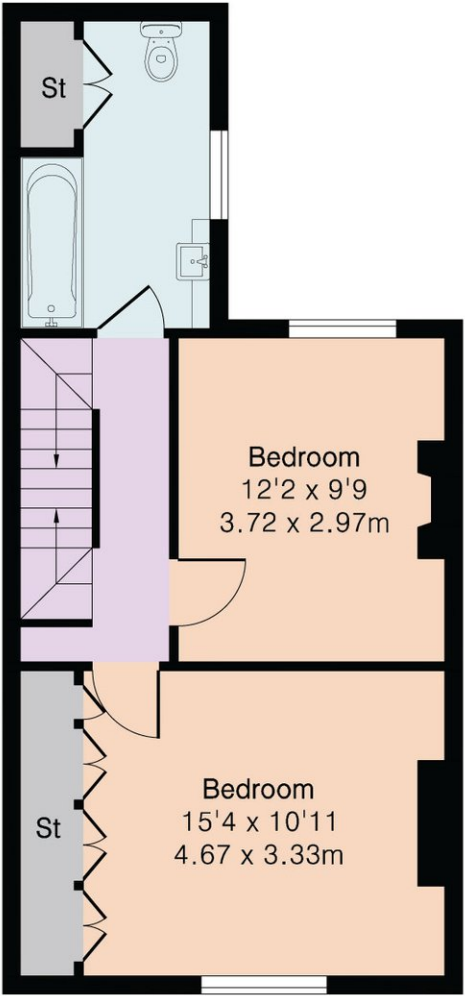
Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 442 sq ft – 41 sq m

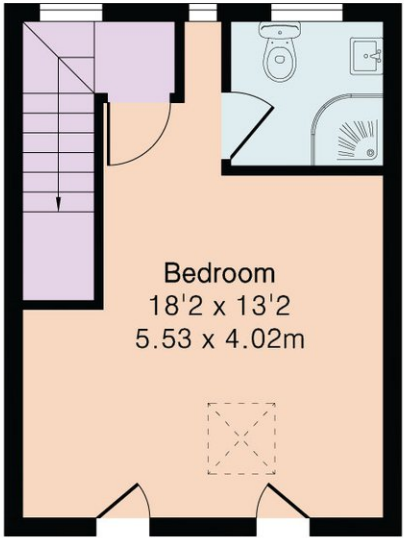
Second Floor Area 239 sq ft – 22 sq m



Ground Floor



First Floor



Second Floor





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Totnes Office

01803 847979 | totnes@marchandpetit.co.uk

Waterside House, The Plains, Totnes, Devon, TQ9 5YS

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590