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2-5 Kennicott Place



Totnes Town Centre: short walk,  
Dartmouth: 12.7 miles, Exeter: 29.7 miles



#### **SITUATION**

Kennicott Place is only a short distance of Totnes, a bustling market town full of interest with a full range of independent shops and recreational facilities. The town is one of Devon's gems full of colour and character that stems from a rich cultural, historical and archaeological heritage. Totnes is full of facilities including a hospital, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle. If travel and commuting are important to you, the Cathedral City of Exeter and the Maritime Port of Plymouth are situated almost equidistant between these two commercial and historical hubs and is within easy commuting distance. Devon has a comprehensive rail network accessed at the mainline railway station in Totnes with regular rapid links to London Paddington. Totnes has good road links. Public Notes.

#### **DESCRIPTION**

Kennicott Place is an exciting new development of just 5 homes. The properties have been finished to a high standard and provide a generous open plan ground floor layout with 3 bedrooms and an office room to the first floor. The development benefits from air source heat pumps to every property, 2 allocated parking spaces and a southerly orientation in the gardens.

#### **ACCOMMODATION**

Front door from communal parking area leads to entrance hall with door to downstairs WC a staircase leads to the first floor and opening to the kitchen / dining reception room. This is a generous light open plan space with kitchen area consisting of a range of base units with 1 ½ bowl inset sink and integrated electric oven and hob with extractor over. Space for

under counter dishwasher, washing machine and fridge freezer with window to front. Dining reception area with window and double doors to garden.

Stairs lead to the first floor landing giving access to 3 double bedrooms and an office room. A family bathroom completes the first floor which has bath with mixer shower unit over, pedestal hand basin and low-level WC.

#### **OUTSIDE**

To the front of the property there is a large tarmacked area providing 2 allocated parking spaces for each house and to the rear there are enclosed south facing gardens with a gated rear access.

#### **SERVICES**

Mains electricity, drainage and water.

#### **LOCAL AUTHORITY**

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

#### **INVESTMENT**

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

#### **VIEWINGS**

Strictly by appointment through the agents on 01803 865454.

#### **DIRECTIONS**

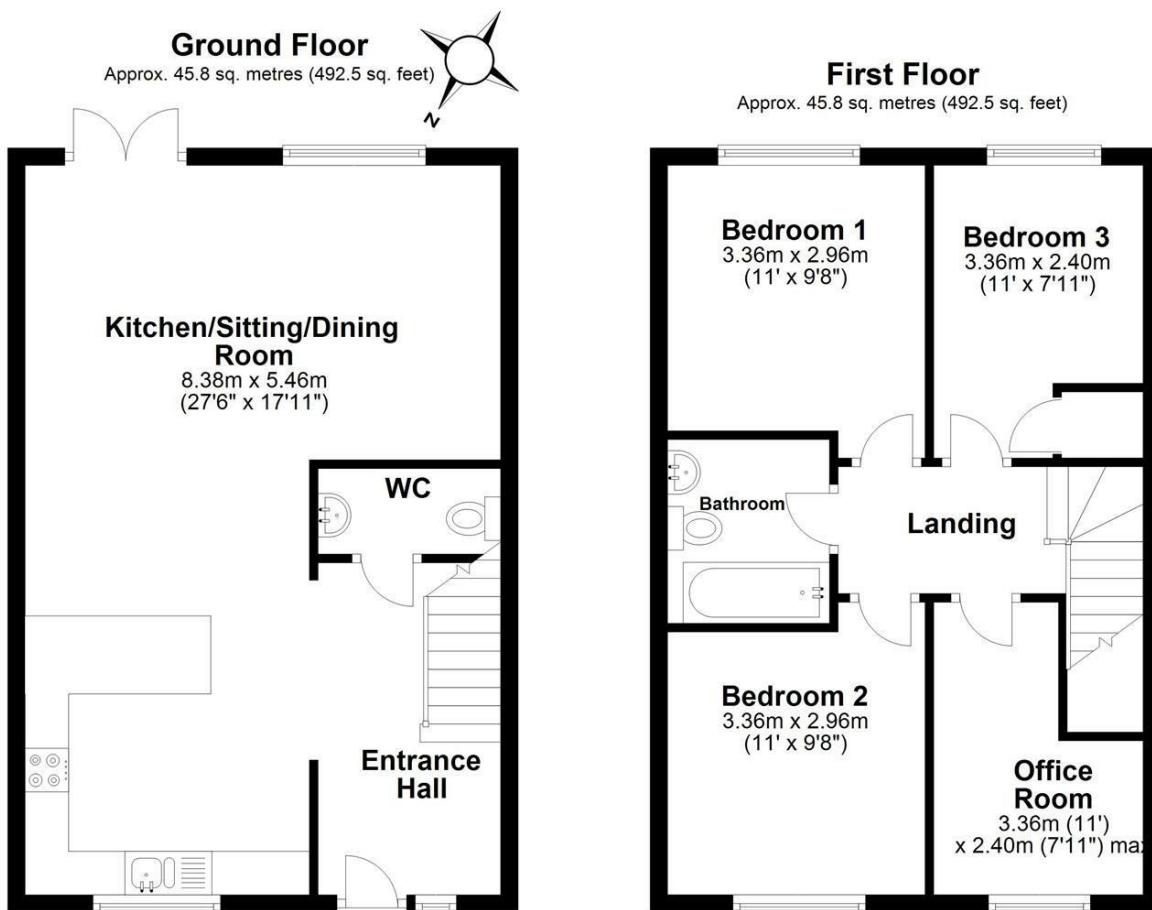
Proceed from Totnes town centre towards Dartington on the A385 Station Road. At the traffic lights after the train station proceed straight ahead onto Ashburton Road. After passing the police station on the left there are two stone pillars with a sign for Kennicott Sixth Form Centre, turn into the driveway and Kennicott Place will be found a short distance on the left.

**A selection of newly built terraced homes located in a convenient position in Totnes, benefitting from south facing gardens**

- New development
- Convenient location
- 2 Parking Spaces
- Air source heat pump
- South facing garden
- 3 bedrooms & an office room
- Freehold
- Council Tax Band TBC

**Prices From £385,000**

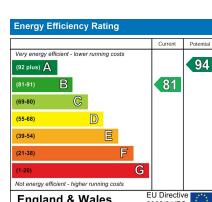




These particulars are a guide only and should not be relied upon for any purpose.

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