



5C High Street

Totnes, Devon, TQ9 5NN

RENDELLS

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A characterful first floor Grade II Listed studio apartment set on Totnes High Street with a leafy and High Street outlook.

- Impressive original fireplace
- Good ceiling heights
- Original features
- Separate kitchen/storage
- Open plan living/dining area
- Mezzanine style bedroom
- Views towards the church with leafy outlook to the rear

Guide Price £180,000

Plymouth approx. 23.2 miles, Exeter approx. 28.6 miles
(London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

5C High Street occupies a prominent position in the beautiful and historic High Street. This ancient market town is famed for its fine period buildings, colour and diversity. There is an interesting range of small shops, cafes, restaurants, galleries and excellent educational provision. Nearby Dartington Hall, about 2 miles away, is a celebrated centre for the performing arts and progressive education. The surrounding South Hams countryside is ideal for outdoor pursuits and the beautiful South Devon coast is within a short motoring distance. In addition, Totnes benefits from a mainline railway station to London Paddington.

Description

Apartment 5c located on the first floor offers character and glimpses into the historic past of Totnes High Street with ornate moulding and plaster work, partially marbled and moulded fireplace surround and stone hearth with exposed stonework. Two large sash windows allowing plenty of natural light into the living area. From the bedroom area there is a large window overlooking the Church with a leafy outlook. Separate kitchen area offering plenty of storage. The property is conveniently located and would make an ideal bolt hole or home.

Accommodation

Entering in through a shared entrance hall, stairs rise to the first and upper floors with door access out onto the grounds of the Church at the rear. Door into main living and dining area with excellent ceiling heights and original coving around



this impressive room. A large chimney breast with original fireplace and moulding, recently relined and a new flue. Gas pipe capped but could be re-connected. Built-in bookshelves and three steps leading up to the sleeping area with a space for a bed with large windows opening out onto the grounds of the church. Ornate architrave doorway leading through into the kitchen with mezzanine storage, original inset range (no longer in use) with a marble surround and mantelpiece, built-in kitchen cupboards housing sink and a half drainer, four ring gas hob with integrated oven, extractor fan, sash window overlooking Fore Street. Space for fridge/freezer. Door leading through to rear hall with useful storage and coat cupboard. Cleverly designed bathroom with plenty of storage housing the gas combi boiler, 'P' shaped bath with hand shower attachment, monsoon shower head and W.C., wash hand basin and vanity unit.

Services

Mains water, mains electricity and mains gas.

Tenure

Leasehold – 999 year lease granted in 1990
Share of Freehold through the Residents Management Company

Communal Maintenance

Shared with other freeholders

Council Tax

Banding A.

Energy Performance Certificate

Energy rating E.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

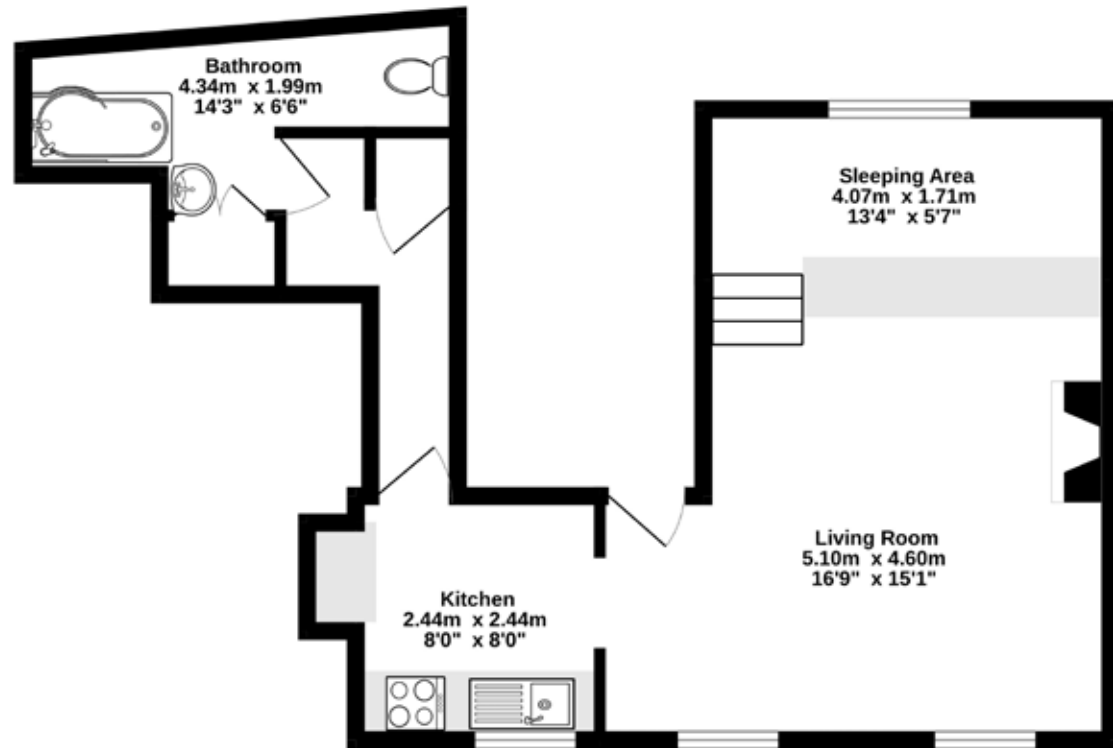
Directions

From Rendells office continue up Fore Street and proceed under the arch into the High Street. After a short distance the door to Number 5 can be found on your right next to Moonstone Hare and Delphini's.

What3words ///gullible.dined.chatters



1st Floor
47.4 sq.m. (510 sq.ft.) approx.

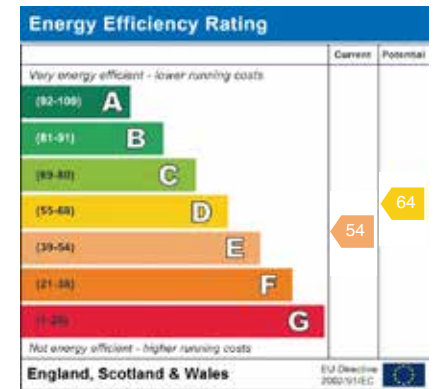


TOTAL FLOOR AREA : 47.4 sq.m. (510 sq.ft.) approx.

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