



8 The Granary

Coronation Road, Totnes, TQ9 5GN

RENDELLS

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Light and airy, spacious two bedroom second floor apartment with urban and rural views and one parking space.

- Two Bedrooms
- 1 Reception Room
- Would suit a First Time Buyer
- Ideal Buy to Let
- Central Location
- Entry Phone System
- Allocated Parking Space
- Urban and rural views

Guide Price £200,000

Torbay 9.1 miles approx., Kingsbridge 13.2 miles approx., Dartmouth 14.2 miles approx., Exeter 29.4 miles approx., Plymouth 24 miles approx., Newton Abbot 8.6 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

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.

Description

A two 2-bedroom apartment in this iconic Granary Building. Centrally located in Totnes with easy access to all facilities and amenities and set in a level location. The property would make an ideal Buy to Let or would suit a First Time buyer. Well presented kitchen and bathroom with no onward chain.

Overall, this flat offers a fantastic opportunity for first-time buyers or those looking for a lock up and leave. The convenient location, coupled with the modern interior, make this property truly enticing.

Viewing highly recommended to appreciate the light and airy feeling.



Accommodation

Steps lead up to the shared entrance lobby with stairs leading up through the atrium to the second floor where there is the entrance into apartment 8. Spacious inner hall with beautiful shelving. Bedroom One is a good size, with built-in wardrobes and shelving. Bedroom Two with rear aspect view. Sitting/Living Room with plenty of natural light, the room is of a good size to allow for a dining room table and sofa seating. Kitchen with modern undercounter and wall mounted units, integrated oven and 4 ring hob. Space for appliances, sink and drainer, tiled splashbacks. Wood effect flooring. Window to rear. Bathroom with cupboard housing the hot water cylinder and immersion tank. Bath and shower with mixer tap over, hand wash basin, W.C. and extractor fan. Electric heating throughout.

Tenure

Leasehold. Expiry date of the lease: 999 years commencing on 1st April 1994.

Current Service/Maintenance Charge

£1,550.40 per annum (includes Ground Rent)..

Energy Performance Certificate

Energy rating C.

Council Tax

Band A.

Services

Mains water and electric. Electric heating throughout.

Local Authority

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

Viewing Arrangements

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

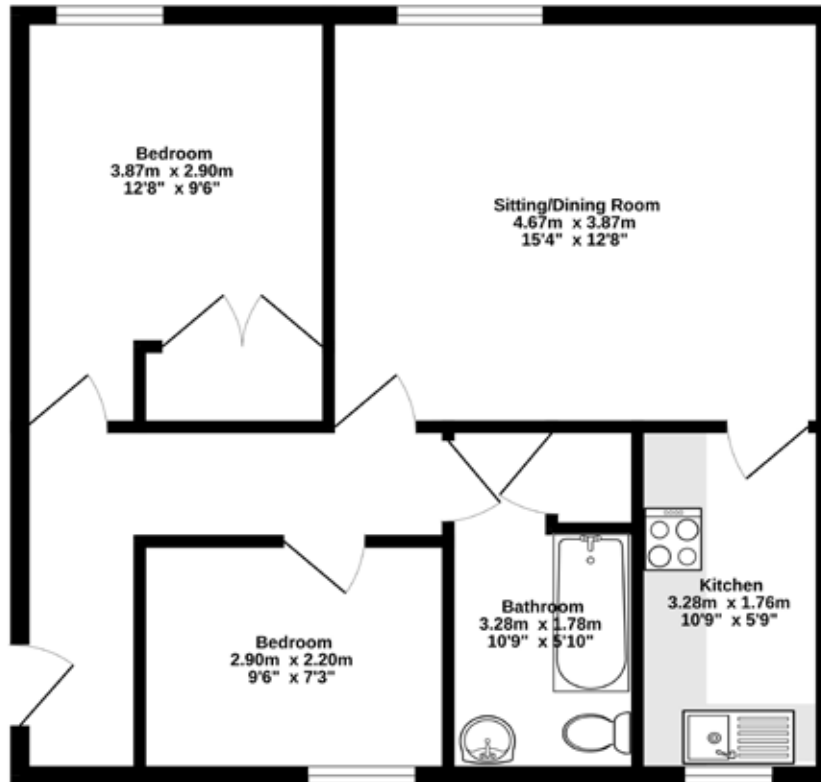
Directions

From the Totnes office proceed down Fore Street and turn left at the Seven Stars Hotel. On foot cross over at the Zebra Crossing walk through Morrisons carpark and the apartments can be found on your left hand side.

What3words [///gourmet.stores.variances](https://www.what3words.com/#!/gourmet.stores.variances)



2nd Floor
54.1 sq.m. (582 sq.ft.) approx.



TOTAL FLOOR AREA : 54.1 sq.m. (582 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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www.rendells.co.uk

