



# 25 The Manor House

Coronation Road, Totnes, TQ9 5DF

RENDELLS



# 25 The Manor House

Coronation Road, Totnes, TQ9 5DF

Guide Price of £130,000

A first-floor light and airy retirement apartment, two double bedrooms, open living/dining room with views over the inner courtyard gardens. Residents must be over the age of 60 and if a couple, one must be over 60 and the other over 55.

- A first-floor light and airy retirement apartment
- Open living/dining room
- Two double bedrooms
- Inner courtyard gardens
- Level walk to amenities
- 24-hour Appello call system

Kingsbridge (16.3 miles), Newton Abbot (8.4 miles), Dartmouth (12.7 miles), Plymouth (23.8 miles), Exeter (29.2 miles) via Devon Expressway/A38. 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

Flat 25 is one of 35 properties built around the Manor House. This first-floor apartment with its own private entrance is located in this level position within easy walking distance to Morrisons, the town centre and main Bus stop interchange in Totnes. Totnes main line railway station is located nearby. Residents are able to enjoy the communal residents lounge where various social activities can take place. The sites Development Manager can be contacted from various points within the apartment, when the Development Manager is off duty there is a 24-hour Appello call system. It is a condition of purchase that residents be over the age of 60 years or in the event of a couple one must be over the age of 60 and the other over 55 years.

## Accommodation

Ground Floor entrance door leads to the staircase leading to the first floor.



## First Floor

With Reception Hall with two useful storage cupboards for coats and off leading off to an open plan living/dining room. Kitchen with sink and drainer and a view over the inner courtyard, with a range of undercounter and wall mounted units with space for an electric oven and space for washing machine. Tiled splashbacks. Bathroom with a fully tiled surround bath with electric shower over. Hand wash basin and W.C. Useful storage cupboard. Two Bedrooms enjoying plenty of natural light, recently re-painted and carpeted. Ready to move in.

**Tenure** Leasehold. **Council Tax** Band C. **Energy Performance Certificate** Energy rating C.

## Services

Mains electricity, mains water and mains drainage.

## Service Charge

Service charge £3,492.00. Ground rent £300.00 per annum.

## Agents Note

Residents must be over the age of 60 and if a couple, one must be over 60 and the other over 55.

## Local Authority

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

## Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions

From the planes in Totnes proceed along Coronation Road towards Station Road and the entrance to the Manor House can be found on the left after the bus stop.

What3Words: fields.polar.basket

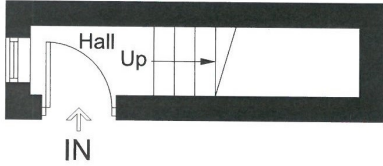


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

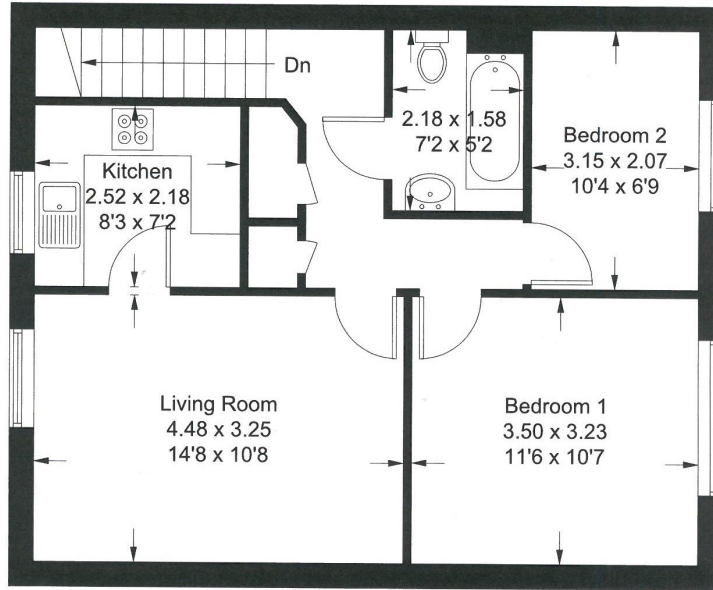


## 25 The Manor House, Coronation Road, Totnes, TQ9 5DF

Approximate Gross Internal Area = 55.0 sq m / 592 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132276)



### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 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.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) 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 there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888  
Email: totnes@rendells.co.uk www.rendells.co.uk

RENDELLS

