



Flat 2 Brutus Centre

Totnes, Devon, TQ9 5RW

RENDELLS

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Guide Price of £245,000

A spacious fully refurbished, light and airy two-bedroom first floor apartment conveniently located close to Totnes High Street with some far-reaching views across the town overlooking a landscaped courtyard to the front.

- Open plan living area
- Light and airy accommodation
- Two bedrooms
- Smartly presented
- Convenient location
- Fully refurbished

Plymouth approx. 23.9 miles, Exeter approx. 27.8 miles, Newton Abbot 8.5 miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Located within a short walking distance to the thriving market town centre, renowned for its collection of diverse, independent and desired shops and highly sought-after eateries, offering a range of local and organic produce to the awe of many. The town and its medieval heritage are the heart stone for the bejewelled and beloved Devon way of life with award winning South Hams beaches merely a short drive away. Bantham for example being 16.5 miles approximately a casual 30 -minute drive cultivating a truly fulfilling Devon lifestyle. If urban life still remains at your core or necessity for the optimum work life balance, Totnes assists with this too, with regular direct trains to London Paddington (2 h 41 m) Distance: 170 miles (274 km) via the economically thriving city of Exeter. King Edward VI Community College known locally as KEVICC is rated by Ofsted as good and is within a short walking distance from the property. Alternatively, Torquay Boys and Girls Grammar School as well as Churston Ferrers Grammar are within close proximity. And for the weekends of course Sharpham's Vineyard and its many accolades for both wine and cheese is a fabulous destination to reach once one has walked across the banks of the River Dart.

Description

Apartment 2 The Brutus Centre has been the subject of a substantial refurbishment and is located on the first floor with its shared stepped entrance leading to its own private entrance. Two good size double bedrooms, light and airy main living and kitchen dining area, plenty of natural light.

Accommodation

A fully refurbished two bedroom, secluded apartment with easy access to Totnes High Street. The property benefits from public parking close by and is accessed via an open terrace area. Entering in through a new front door into inner vestibule with space for hanging coats and storage of shoes. Glazed door opens into the main hall with a fully tiled entrance hall. Bedroom Two enjoying plenty of natural light with a bay window to the front overlooking the courtyard. Fully refurbished bathroom with double ended bath with shower valve, shower attachment over with a central mixer filling tap, hand wash basin and W.C.



Bedroom Two is a good size room with plenty of space for an additional wardrobes, draws and enjoys plenty of natural light. Useful airing cupboard storage in the hallway. An impressive open plan Kitchen/Living area with inset spotlights, smart wooden finish flooring and triple aspect. Newly fitted kitchen with extractor, sink and mixer tap with spray attachment, a range of under counter and wall mounted units, integrated washer/dryer, dishwasher, oven and four ring hob. Under cupboard lighting. Plenty of space for a dining table and soft seating with a skylight allowing plenty of natural light to flood into the kitchen area.

Outside
The property is accessed via steps from the first floor to the side of the building leading up to an open area giving access to your own entrance which has a storm cover and is set back from the elements.

Services
Mains electricity, mains water, mains drainage, heating is via night storage heater.

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

Tenure
A Lease of 123 years (expiry date of the lease 2148). Ground rent of £125.00 per annum payable. Maintenance charge estimated at £1,500 per annum. Reviewable every 21 years from 2023.

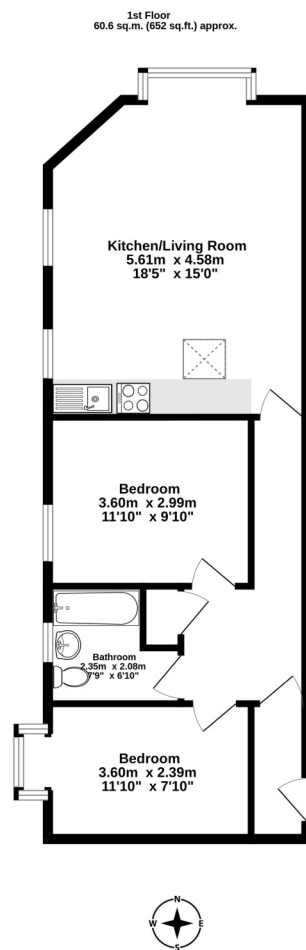
Council Tax **Energy Performance Certificate**
Band B. Energy performance rating D.

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

Directions
From our Rendells office on Fore Street, go up the hill just passed Apothespa, turn right walking down a pedestrian only walkway. The entrance can be found in the courtyard behind the apple tree in the corner.
What3Words:
Location of first floor apartment: <https://w3w.co/list.airbrush.inform>
Gated entrance: <https://w3w.co/notch.songbird.archives>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





TOTAL FLOOR AREA : 60.6 sq.m. (652 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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