



- 📍 A Grade II listed first floor apartment located on The Plains with easy access to the towns amenities
- 📍 Communal wide staircase rising to the first floor with door opening to number 2
- 📍 Entrance hall
- 📍 Spacious and light lounge with kitchenette
- 📍 Double bedroom
- 📍 Bathroom
- 📍 No onward chain



A grade II listed apartment conveniently located for the town centre and amenities with accommodation comprising lounge with kitchenette, double bedroom and bathroom. Offered for sale with no onward chain.

A communal door from The Plains leads to the wide stairwell rising to the first floor where there is a door opening to the entrance hall of number two. From the hall there are doors to the lounge kitchen, double bedroom and the bathroom. The lounge is a spacious room with two wooden sash windows over looking the plains. The kitchenette is fitted with a range of base level units with roll edge work surfaces and tiled splash areas. There is an integrated electric oven and electric hob and space and plumbing for washing machine and dishwasher. The bedroom is a double room with large sash window to the side of the property. The bathroom is fitted with suite comprising panelled bath, low level WC and pedestal wash hand basin. There is a casement window to the side of the property.



2 Waterside House is leasehold and is connected to all mains services with gas fire central heating.

125 years from 25th March 1986.  
Service charge: £1759.24 per annum

Ground rent: £75.00 per annum

Council Tax band: B - South Hams District Council

*Our View "A well presented apartment within easy reach of the town and amenities"*



**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

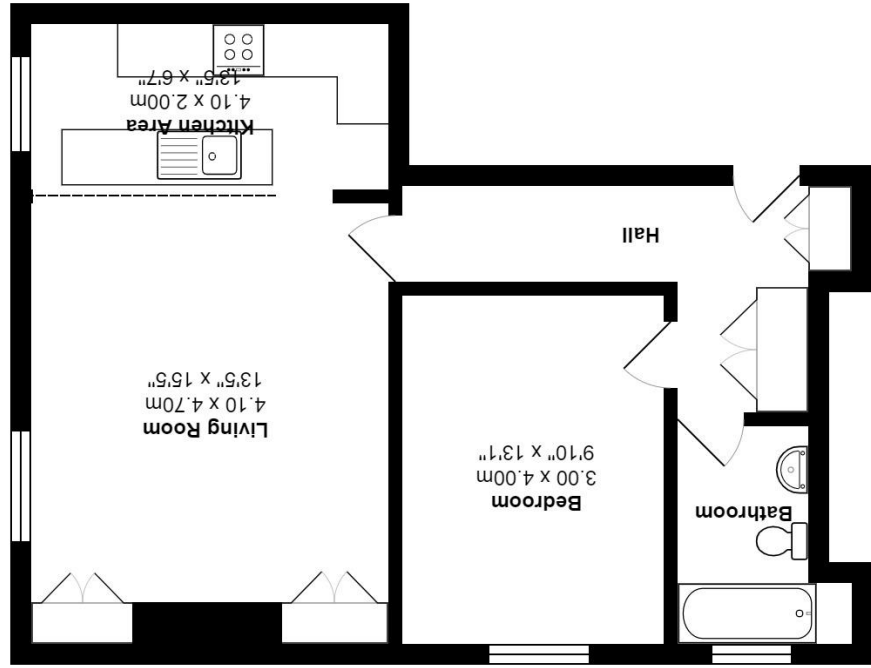
**Energy Efficiency Rating**



All measurements are approximate and for display purposes only



2 Waterside House, Totnes  
Total Area: 55.4 m<sup>2</sup> ... 596 ft<sup>2</sup>



ESTATE AGENTS  
AUCTIONEERS  
LETTING AGENTS  
DISTINCTIVE HOMES

**2 Waterside House, The Plains, Totnes, Devon, TQ9 5DW**  
 Ref: DW000154  
**01803 866336**  
 Guide Price £230,000  
 woodshomes.co.uk