



- 🏠 A ground floor apartment situated in this retirement development located within a level walk from the town centre and amenities
- 🏠 Entrance hall
- 🏠 Lounge
- 🏠 Kitchen
- 🏠 Two bedrooms
- 🏠 Shower room
- 🏠 Communal gardens and parking
- 🏠 Onsite manager



A timber front door opens into the entrance hallway where there is a night storage heater, coats cupboard, airing cupboard with new bar heater and new hot water boiler, and doors opening into the lounge, two bedrooms and the bathroom. The lounge has a window over looking the communal gardens, a modern night storage heater, TV and phone points and door opening into the kitchen. The kitchen is fitted with wall and base level kitchen units with roll edge work surfaces, inset stainless steel sink and tiled splash areas. There is space for cooker with chimney style extractor over, space for fridge/freezer and space and plumbing for washing machine. The two bedrooms have windows to the front of the property. Bedroom one has a modern night storage heater and fitted wardrobes and bedroom two has a wall mounted electric panel heater. The bathroom is part tiled and fitted with white suite comprising corner shower cubicle with glazed doors and electric shower, pedestal wash hand basin and low level WC. There is a heated towel rail, storage cupboard, obscured window, wall mounted unit, mirror with light over and shaver point and wall mounted fan heater. There are emergency pull cords in all the rooms and the hallway and secondary glazing on all of the windows.



Outside of the property there are communal gardens and parking and there is also a communal lounge. There is also a live in manager.

34 The Manor House is leasehold and is connected to mains water, drainage and electricity.

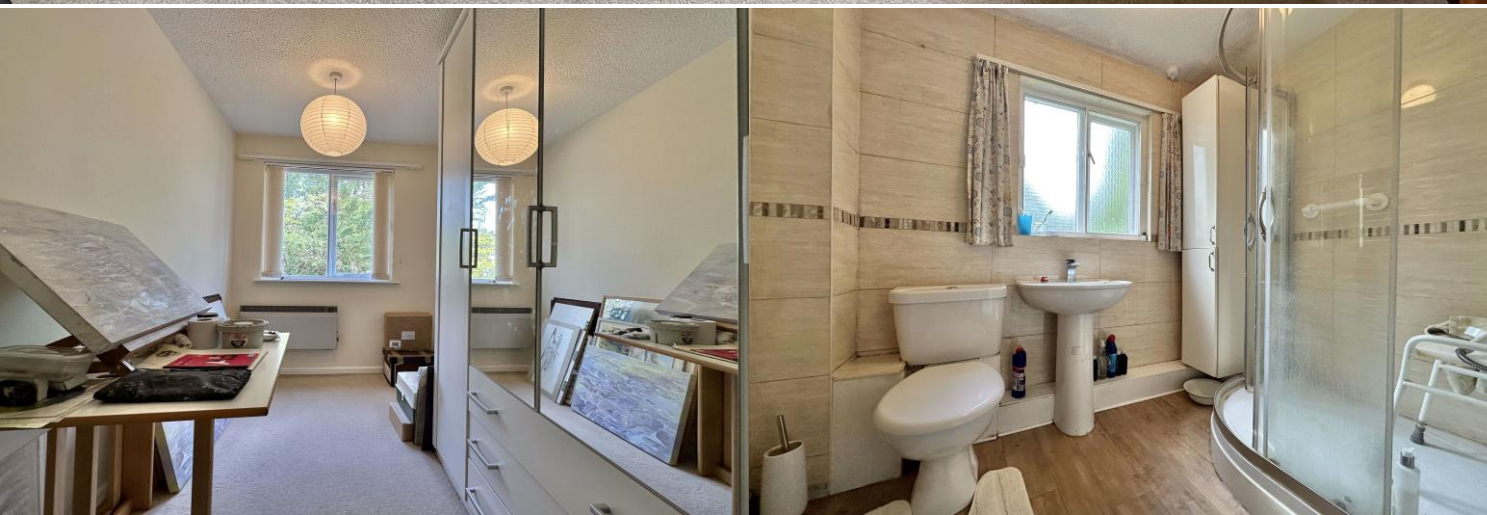
114 years from the 1st March 1988.

Ground rent: £153.92 per annum

Service charge: £2998.00 per annum including buildings insurance.

For more information, or to make an appointment to view, please contact 01803 866336.

Our View "Situated in a convenient location for the town centre and amenities"



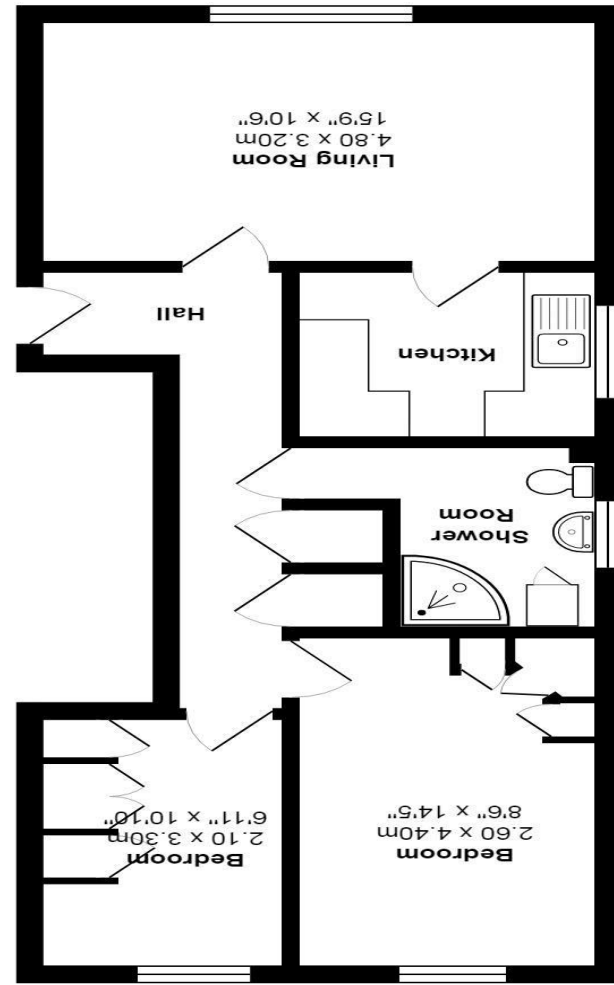
Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture 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.



All measurements are approximate and for display purposes only

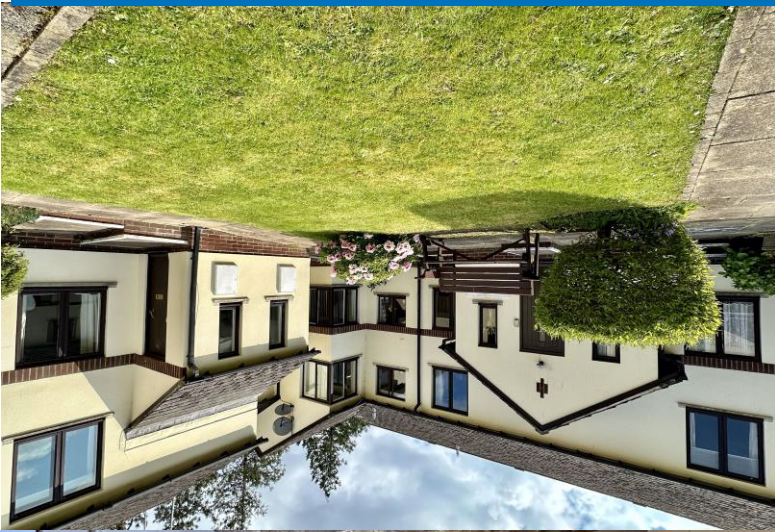


Flat 34 Manor House, Totnes
Total Area: 55.7 m² ... 600 ft²



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|-------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | 71 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Energy Efficiency Rating



34 The Manor House, Coronation Road, Totnes, Devon, TQ9 5DF
 Ref: DWO02419
£215,000
 01803 866336
 woodshomes.co.uk