

II THROGMORTON HOUSE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



11 THROGMORTON HOUSE

Situated within the ever popular Throgmorton house development, occupying a fantastic position with level access to the town centre and amenities. Number 11 is situated on second floor with lift access and offers good-sized accommodation, allocated parking and views of the River Dart. Offered to the market with no onward chain.

A large entrance hall gives access to the kitchen which has a range of wall and base units, integrated cooker, space for a small breakfast table and chairs and views to the river. The sitting room is spacious and allows space for a dining table and chairs and, again enjoys views to the river. There are two large double bedrooms, one with an en-suite shower room, a family bathroom completes the accommodation.

The apartment has an allocated parking space and visitors' parking

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.





KEY FEATURES

- NO CHAIN
- Popular development
- Views to the River Dart
- 2nd floor apartment with lift access
- 2 double bedrooms
- Allocated parking and visitors parking





PROPERTY DETAILS

Property Address

11 Throgmorton House, New Walk, Totnes, Devon, TQ9 5GZ

Mileages

Exeter 26 miles Plymouth 19 miles Newton Abbot 7 miles
(approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: C, Potential: B

Council Tax Band

D

Tenure

Leasehold. 125 years from 1994 - A lease extension has been applied for.
Service Charge : Approximately £2,400 per annum.

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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FLOORPLAN

Approximate Gross Internal Area 876 sq ft - 81 sq m






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