

20 THROGMORTON HOUSE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



20 THROGMORTON HOUSE

A light and airy apartment situated in a fantastic location on the level and within walking distance of the High Street and amenities. Situated on the first floor with lift access the apartment enjoys beautiful dual aspect views of the River and is offered to the market with no onward chain.

The accommodation comprises two double bedrooms, one with an en-suite shower room, a good sized sitting room/dining room, family bathroom and a modern kitchen which is well equipped with built in appliances. In the outside courtyard there is a dedicated parking space for one vehicle plus occasional 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.

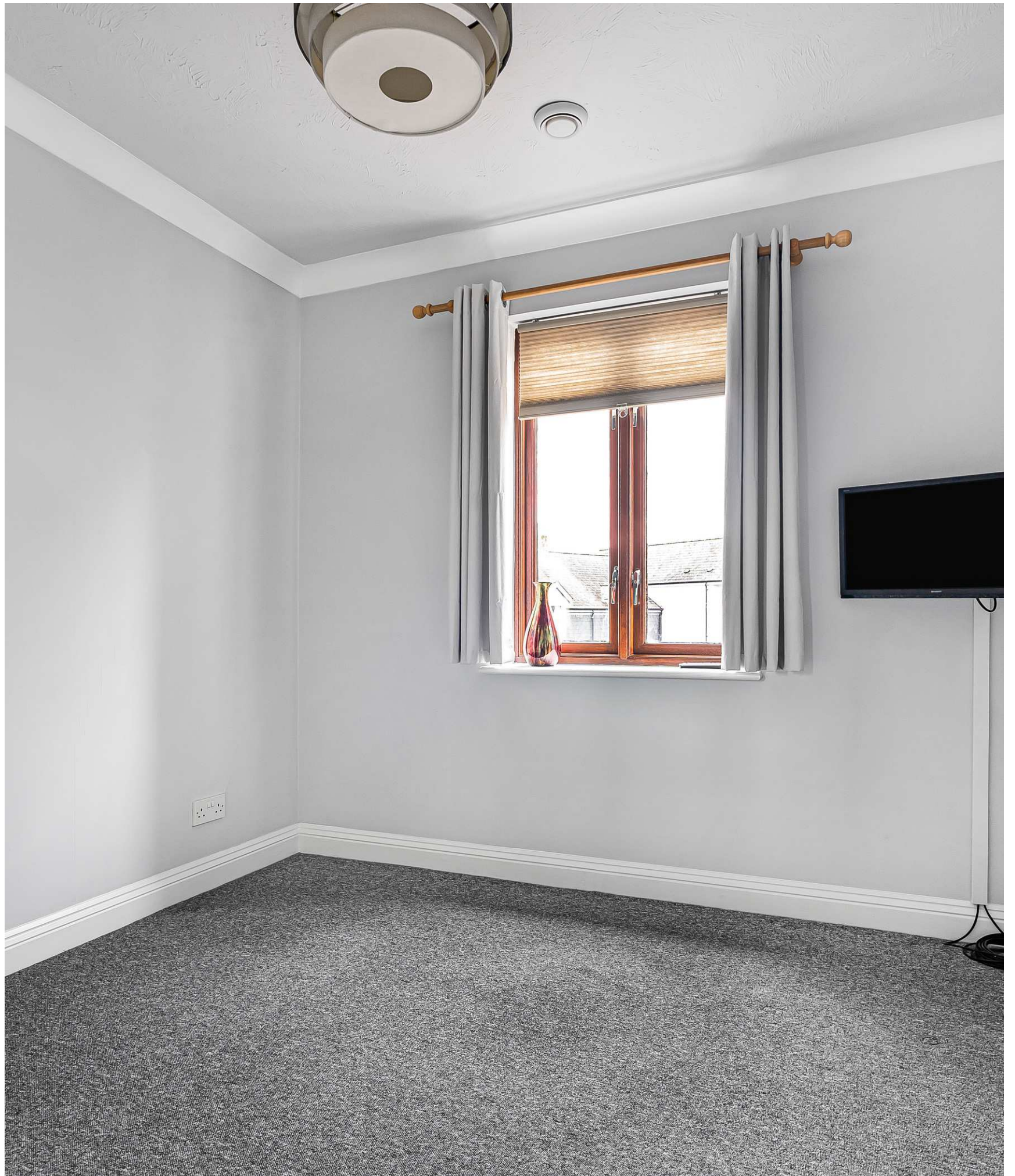




KEY FEATURES

- NO CHAIN
- Excellent location
- River views
- Allocated parking and visitors parking
- Lift access
- 2 bedrooms, 2 bathrooms





PROPERTY DETAILS

Property Address

20 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. Fibre broadband.

EPC Rating

Current: C, Potential: C

Council Tax Band

D

Tenure

Leasehold

Lease info: 125 years from 1994, currently in the process of extension. Annual service charge of approx. £2225.

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.

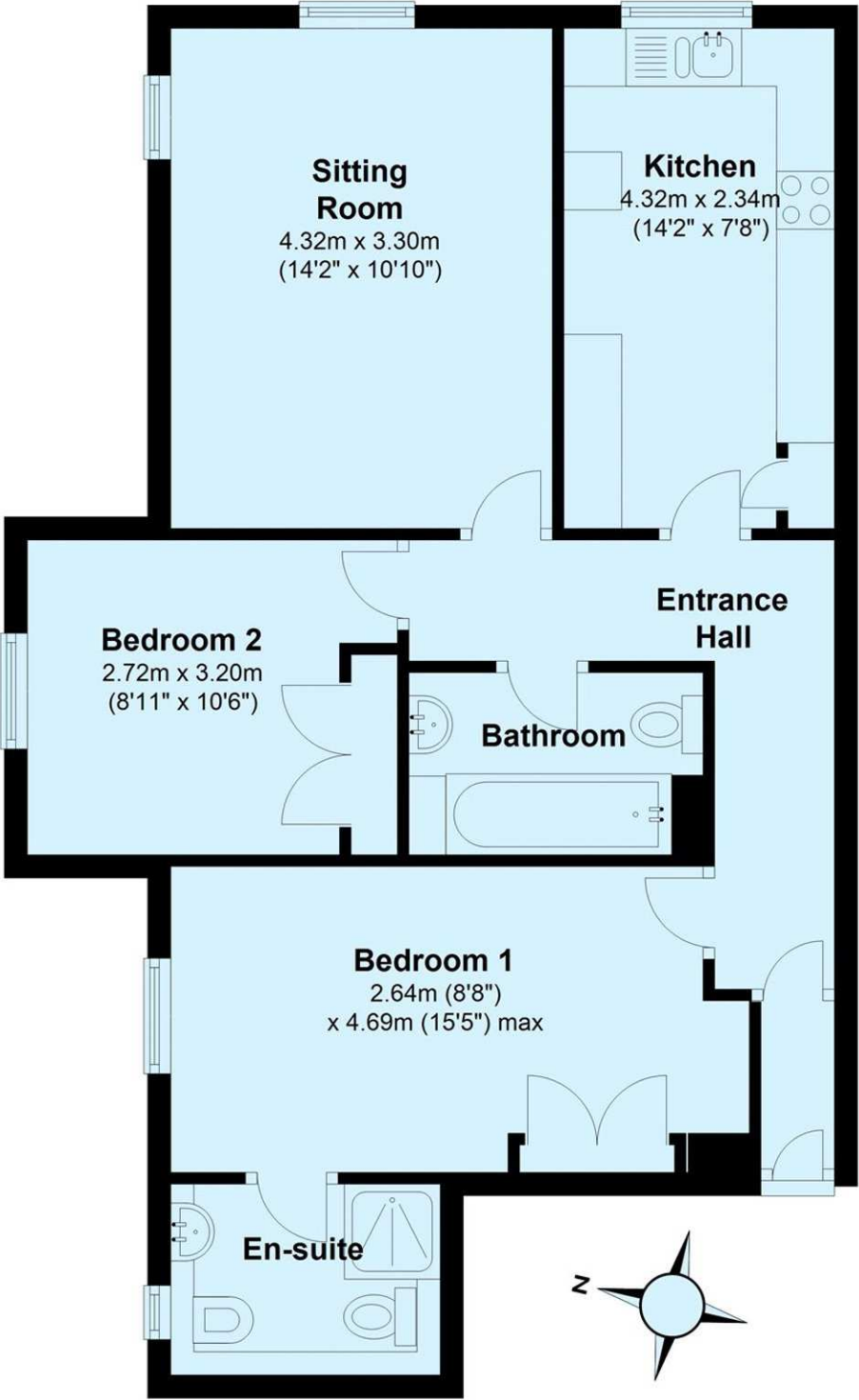


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FLOORPLAN

20 Throgmorton House, Totnes

Approx. 63.2 sq. metres (679.9 sq. feet)



Total area: approx. 63.2 sq. metres (679.9 sq. feet)



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