



Flat 4 Weston House



Totnes Town Centre: short walk,
Dartmouth: 12.7 miles, Exeter: 29.7 miles

A top floor apartment in need of modernisation offering generous accommodation, located in a convenient position for Totnes town centre.

- Top floor Apartment
- No Chain
- Share of freehold - 999 year lease
- In need of refurbishment
- Convenient location
- Three bedrooms
- Council Tax Band A
- Allocated parking space

Guide Price £150,000

SITUATION

The property is only a short distance of Totnes, a bustling market town full of interest with a full range of independent shops and recreational facilities. The town is one of Devon's gems full of colour and character that stems from a rich cultural, historical and archaeological heritage. Totnes is full of facilities including a hospital, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

If travel and commuting are important to you, the Cathedral City of Exeter and the Maritime Port of Plymouth are situated almost equidistant between these two commercial and historical hubs and is within easy commuting distance. Devon has a comprehensive rail network accessed at the mainline railway station in Totnes with regular rapid links to London Paddington. Totnes has good road links.

DESCRIPTION

4 Western House, is a top floor apartment offering light and generous accommodation, requiring modernisation. The property is currently arranged with a master bedroom with dressing room, further double bedroom, third smaller bedroom or study, bathroom and large open plan kitchen / dining / reception room.

ACCOMMODATION

Main door leads to communal hallway and staircase to first floor. Front door opening to staircase rising to main apartment landing with entry phone system, from here all rooms are accessed. Bathroom with panelled bath, pedestal hand basin and W.C. Cupboard housing gas boiler.

Master bedroom with front dormer and access to further dressing / storage room. Bedroom three/ study with rear dormer. Bedroom 2, a double bedroom with front dormer. Useful storage cupboard housing consumer unit. Large dual aspect kitchen / dining / reception room. Kitchen area with range of base and wall units with laminate worktops and single bowl stainless steel sink. Space for oven, under counter fridge and dishwasher. Reception /

dining area flooded with natural light and pleasant views of Totnes Town and countryside beyond.

PARKING

There is one allocated parking space.

TENURE

Leasehold - new 999 year lease
Service Charge - current service charge is £2,316.16 per annum
Please contact the agents for the breakdown of the service charge

SERVICES

Mains gas, electricity, drainage, and water.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

VIEWINGS

Strictly by appointment through the agents on 01803 865454.

INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

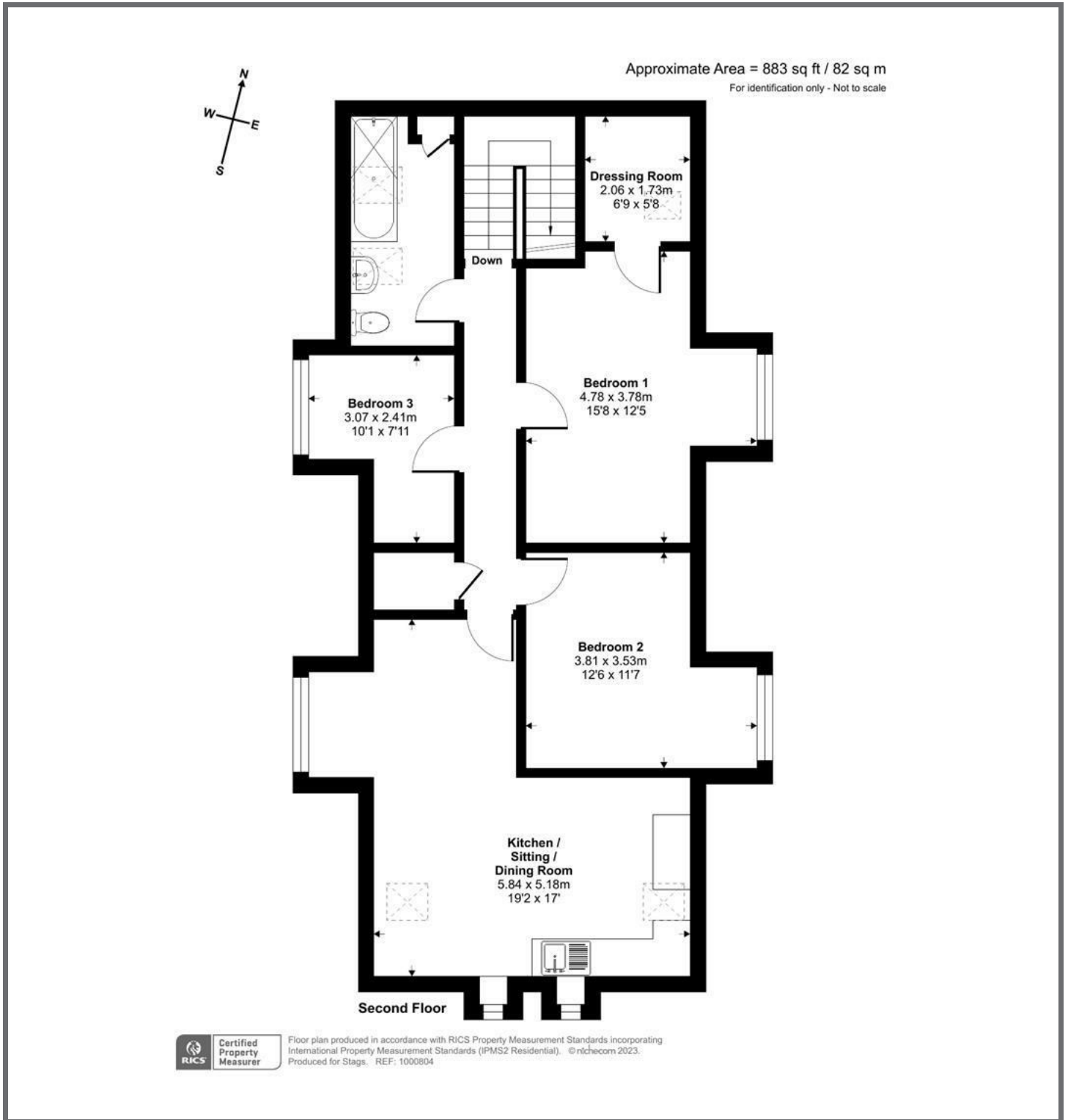
AGENTS NOTES

An Asbestos Survey has recently been carried out in the property and has identified Chrysotile in textured coatings on the walls and ceilings. The report advises that the Asbestos containing material is in good / reasonable condition, adequately surface treated and requires no remedial action unless disturbed or its condition deteriorates. A copy of the full report is available on request.

DIRECTIONS

Proceed from Totnes town centre towards Dartington on the A385 Station Road. Proceed over the main railway bridge, on the right you will see TTS Tyre Services and to the right an archway. Enter the archway and the communal door will be found on the left hand side. Please be aware that there is no parking allocated to the apartment therefore find an appropriate place to park and access by foot.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy-related - higher scoring coats

EU Directive 2002/91/EC

England & Wales

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