



Flat 18 Rainbow View



Exeter 29 miles Plymouth 24 miles Torbay
6 miles

A contemporary first floor 1-bedroom apartment with allocated parking

- No onward chain
- Superb contemporary apartment with views
- Open-plan layout with integrated kitchen
- Allocated and visitor parking included
- Developed by Leading Homes in 2020
- Eco-friendly construction with modern materials
- Short distance to River Dart and town centre
- Convenient access to A38 expressway and mainline rail
- Leasehold
- Council tax band A

Guide Price £160,000

SITUATION

The property is only a short distance from the banks of the River Dart and town centre of Totnes. This bustling Elizabethan market town is full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

DESCRIPTION

Contemporary living in this high-end apartment situated in Rainbow View, Parkers Way. Boasting an open-plan layout, the property features a high-spec integrated kitchen and allocated parking. Enjoy wonderful views over Totnes and towards Dartmoor on clear days, adding a touch of tranquillity to urban living. Developed by Leading Homes in 2020, this residence exemplifies modern eco-friendly construction techniques, offering affordability and sustainability without compromising on quality. Ideally located near the River Dart and Totnes town centre, residents enjoy easy access to local amenities, schools, and recreational activities, with excellent transport links to Exeter, Plymouth, and beyond.

ACCOMMODATION

Accessed via a communal entrance with key fob entry, Flat 18 is located on the first and top floor of the building. Upon entering, you are greeted by a spacious kitchen/dining/sitting room adorned with contemporary design elements and a handy storage cupboard. The kitchen

boasts high-quality fittings, including ample cupboard space, integrated dishwasher, washer dryer, and fridge/freezer. A four-ring hob with extraction and electric oven cater to culinary enthusiasts. The apartment features a comfortable double bedroom with an en suite shower room, complete with a toilet, hand basin, and double shower.

OUTSIDE

The south-facing communal lawn is an ideal spot for summer BBQs or simply soaking up the sunshine. Convenient allocated parking is provided at the front of the apartment block, ensuring hassle-free access for residents and guests alike.

TENURE

This is a leasehold property with a lease length of 249 years from 1 January 2020. There is an annual service charge of £1688.00 pa which is paid in two instalments and an annual ground rent of £175.

INVESTMENT

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

SERVICES

Mains electricity and water. Electric heating. Ultrafast broadband and mobile network providers available.

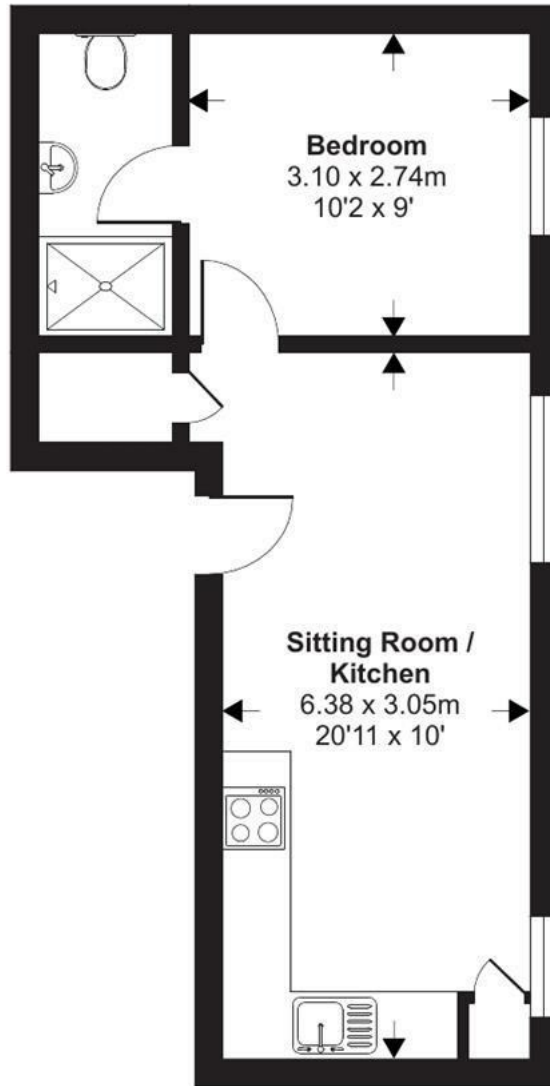
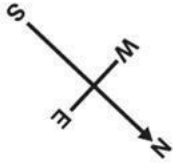
DIRECTIONS

Proceed from Stags office, towards Bridgetown passing over the River Dart bridge. Turn right into Seymour Road and right again into Pathfields, following the road around where the development is then found in front of you.



Approximate Area = 347 sq ft / 32.2 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1096936

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(70) 70	(75) 75
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher rating costs

England & Wales EU Directive 2002/91/EC

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