



10 Bridge Terrace

10 Bridge Terrace, The Plains, Totnes, TQ9 5DL



Newton Abbot 8 miles; Plymouth 24 miles;
Exeter 28 miles

**A spacious 3-bedroom apartment
in the centre of Totnes with river
views and secure allocated
parking**

- Spacious 3 bedroom apartment
- Riverside views
- Secure allocated parking
- No onward chain
- Stairwell & lift access
- Convenient town centre location
- Leasehold
- Council tax band F

Guide Price £425,000

SITUATION

The apartment is only a stone's throw from the banks of the River Dart and town centre of Totnes, a bustling Elizabethan market town 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

This well-appointed apartment on the first floor of Bridge Terrace offers an enviable lifestyle. With spacious interiors, breath-taking river views, and secure undercover parking, this property epitomises modern comfort and convenience.

The accommodation comprises 3 double bedrooms, the master having built in wardrobe space, en-suite and doors out to a balcony enjoying the river views. There is a family bathroom, well-equipped modern kitchen and good-sized sitting/dining room also having access to the balcony with further Juliet balconies.

OUTSIDE

Apartment 10 has a designated single car park space through the electrically operated gates underneath the block of apartments. The apartment has a lift providing access to the first floor, or there is an external flight of steps leading

up to one of the landings of the first floor.

SERVICES

All mains services connected. Gas fired central heating.

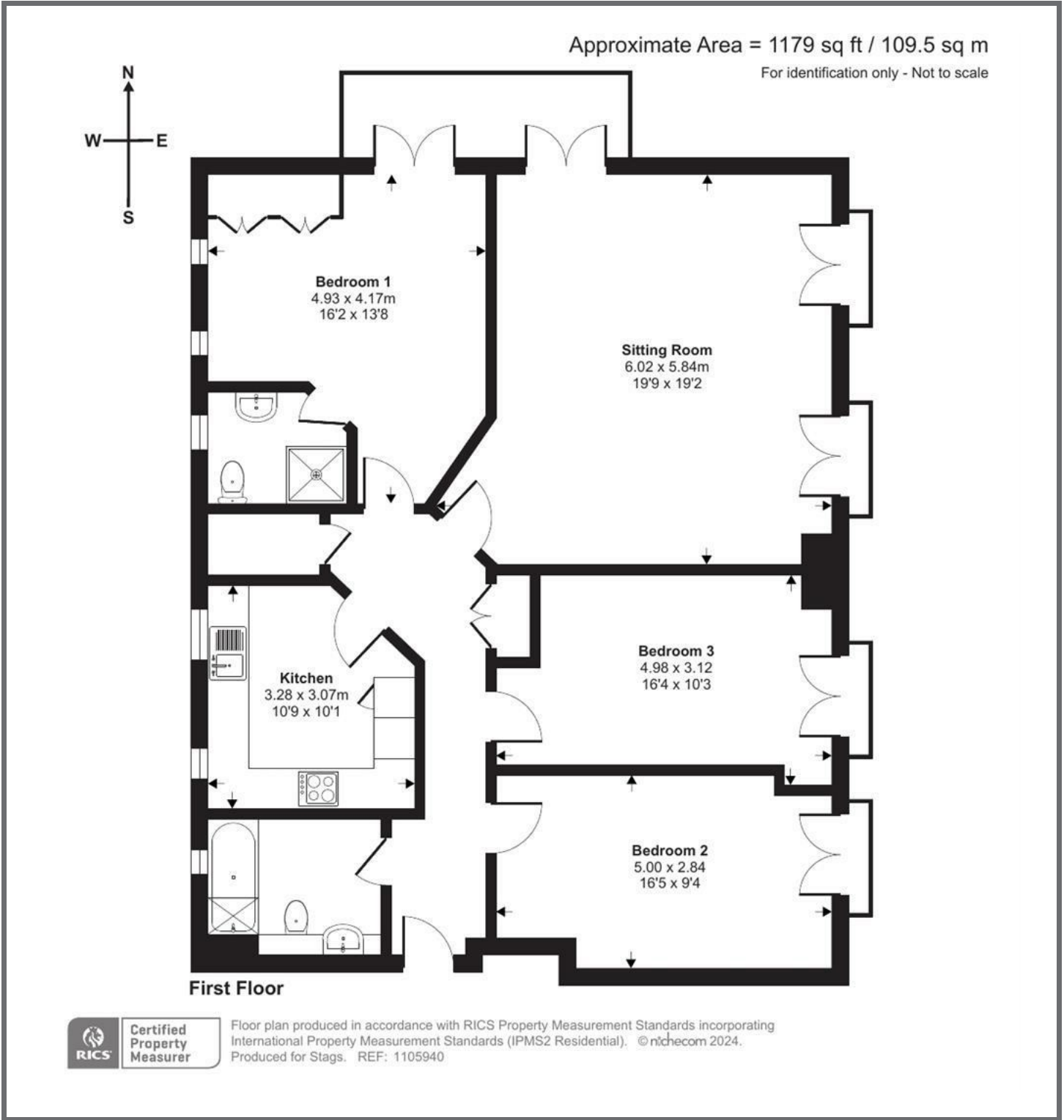
TENURE

999 year lease starting from 2001. Service Charge of £877 per quarter and Ground Rent is not demanded.

DIRECTIONS

From Stags Totnes office turn left onto Coronation Road on reaching the mini roundabout take the first exit and Bridge Terrace can be found on the left.





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	78	81
(69-88) C	(55-68) D		
(50-68) E	(35-50) F		
(1-49) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive	2002/91/EC

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