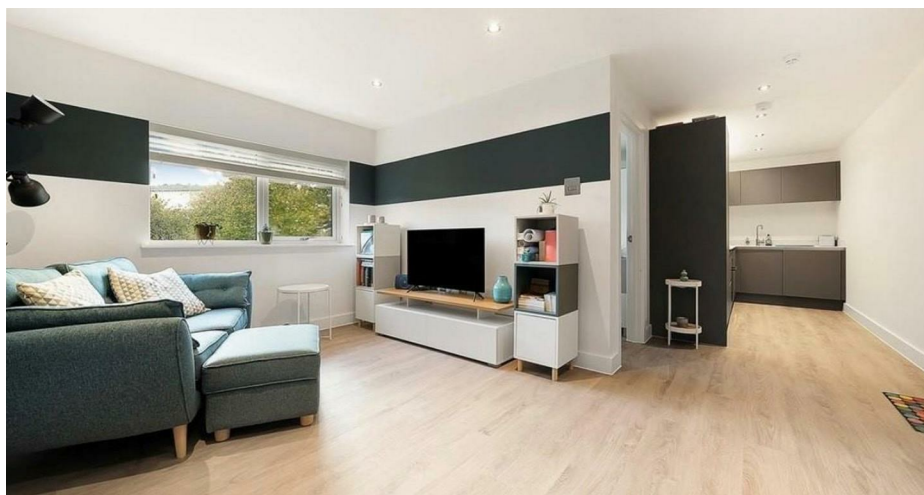
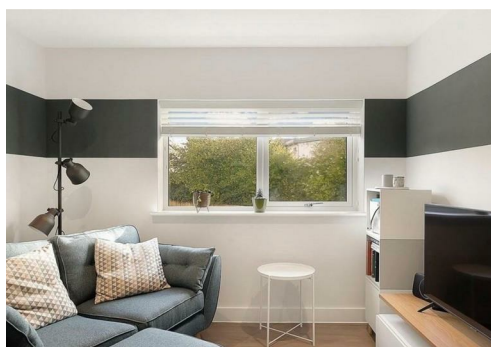




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Flat 23 Rainbow View



Exeter 29 miles Plymouth 24 miles Torbay  
6 miles

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## A wonderful first floor 1- bedroom apartment with allocated parking

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- 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

Offers In Excess Of  
£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, this apartment is on the 1st and top floor. Inside the apartment the living and kitchen space is amazingly light and open plan with contemporary design. The living area has plenty of space for lounge and study space if

necessary. The kitchen is extremely well fitted out with ample cupboard space, integrated dish washer, integrated washer dryer and integrated fridge and freezer. There is also a four ring hob with extraction and electric oven. The double bedroom is also very light and has plenty of room for a double bed and storage; it also benefits from an ensuite shower room 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 £932.00 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.

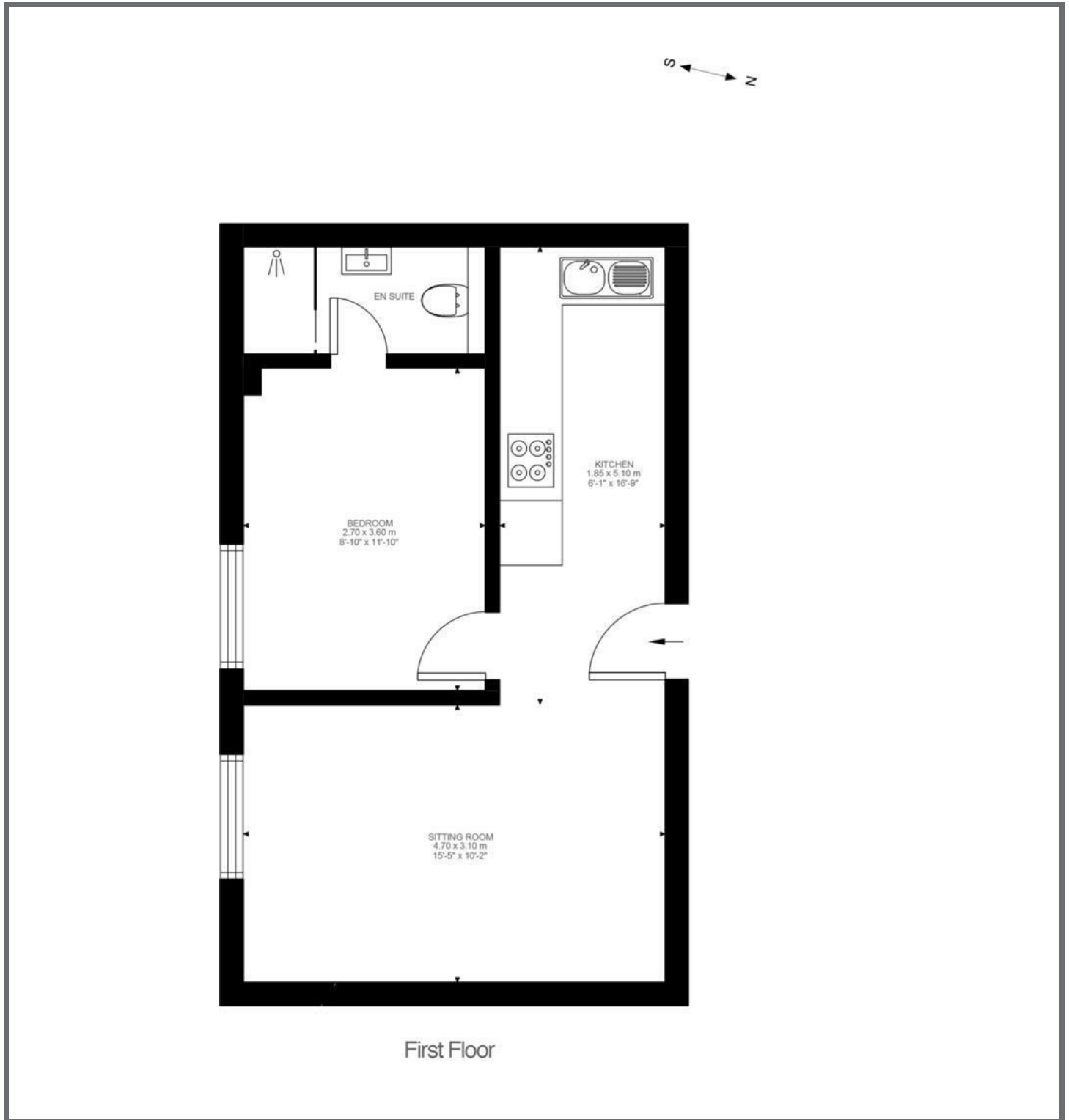
### SERVICES

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.





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	(85-91) B	(75-84) C	(65-74) D
(55-64) E	(45-54) F	(35-44) G	
Net energy efficient - higher savings costs		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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