



1 Bridge Terrace



A38 6 miles Plymouth 24 miles Exeter 28.6 miles

A spacious ground floor riverside apartment in the centre of Totnes with secure allocated parking

- No onward chain
- Ground floor riverside apartment
- Light and spacious
- Doors opening to riverside and terrace
- Modern fitted kitchen
- Master en-suite with shower
- Secure garaged parking
- Convenient town centre location
- Leasehold
- Council tax band D

Offers In Excess Of
£375,000

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

1 Bridge Terrace is a light and spacious ground floor riverside apartment, tucked away at the side of the development well away from the road, located on a level position within striking distance of Totnes High Street and all local amenities. The apartment benefits from secure parking in a highly desirable residential development. There is double glazing and good quality laminate flooring.

ACCOMMODATION

Private entrance door to hallway with good ceiling height and ample natural light, giving a good feeling of space. Doors lead off from the main entrance hall. To the right is the family bathroom with two inland facing windows, bath with shower over, WC and vanity wash basin. Double bedroom with built in wardrobe cupboards and views across the river and Totnes Old Bridge. Master bedroom is ensuite with good size shower cubicle and built in storage unit,

views across the river. Continuing down the hallway are two further inland facing windows affording much light. There is also a good size boiler cupboard with ample additional space for airing clothes etc. Re-fitted kitchen with built in ceramic hob, oven, fridge, freezer, dishwasher, and under-unit lighting. Space and plumbing for a washing machine and drier (existing appliances available by negotiation). Two inland facing windows providing much light. Good size sitting/dining room with doors opening to the shared but quiet terrace walkway overlooking the river. This is an extremely light and airy room which has two sets of terrace doors and a window.

OUTSIDE

Apartment 1 has a designated single car park space through the remote control electrically operated gates.

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.

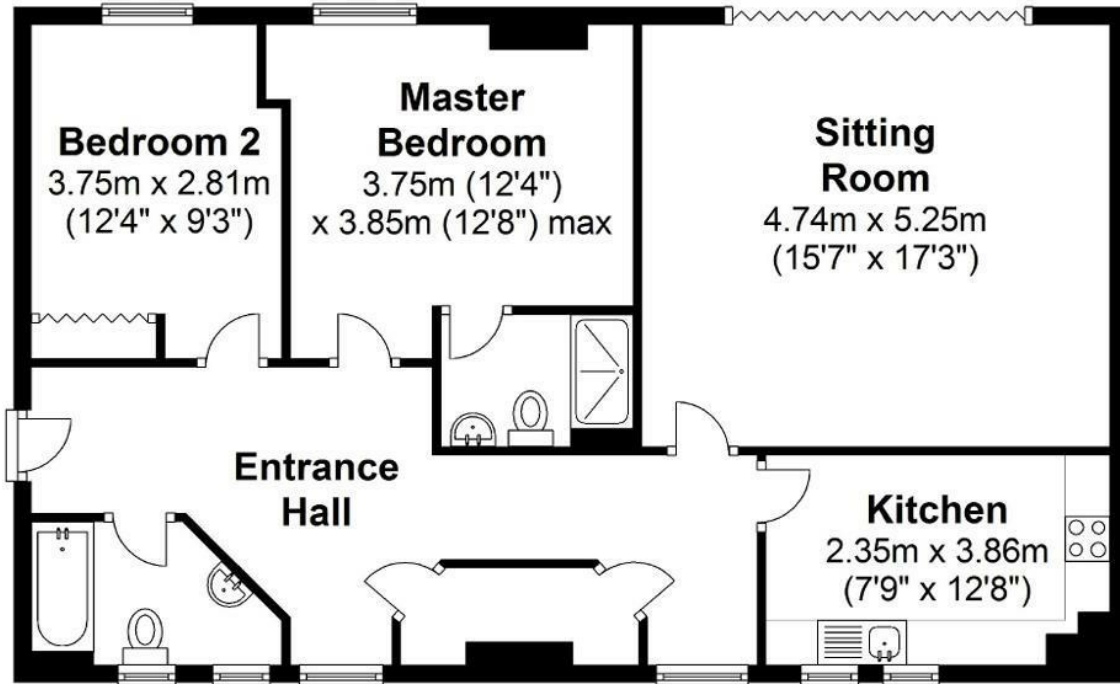
DIRECTIONS

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



Flat 1, Bridge Terrace, Totnes

Approx. 87.0 sq. metres (936.7 sq. feet)



Total area: approx. 87.0 sq. metres (936.7 sq. feet)

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	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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