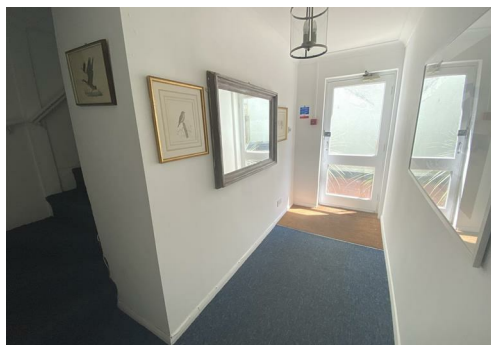




Flat 3 Sefton House



Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

A well-presented apartment set within a period building in Totnes

- Well-presented apartment in bustling Totnes
- Stunning views of the church
- Modern shower room with stylish features
- Walking distance to town center
- Fitted kitchen with integrated appliances
- Spacious bedroom with ample storage space
- Communal courtyard for outdoor relaxation
- Share of freehold
- New 999 year lease
- Council tax band A

Guide Price £190,000

SITUATION

Totnes is a bustling market town full of interest, with a 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. The facilities include a hospital, a wide range of good local schools, a supermarket, an interesting range of independent shops and galleries, together with riverside walks, the Guild Hall, cinema, churches and its very own Norman Castle. There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

A well-presented apartment within Totnes, boasting a fitted kitchen, modern shower room, and a living room offering picturesque views of the church. Ideal for those seeking convenience and character, with the town centre just a stroll away. On-road parking available nearby.

ACCOMMODATION

Enter through the communal entrance hall from the road, greeted by automatic lighting. A communal space awaits, suitable for bins and perhaps a small table and chairs. Ascend to the second-floor apartment (Flat 3), where a hallway welcomes with a rear window providing natural light. Step into the open plan kitchen/living room/diner, featuring a fitted kitchen with integrated appliances and a rear window offering an open

outlook. The living area boasts a side window framing views of the church and surrounding countryside. Across the hallway, find the spacious bedroom with a rear window and ample space for furnishings. Completing the accommodation is the modern shower room, featuring a shower, wash hand basin with a vanity unit below, WC, and a beautiful feature window to the front.

OUTSIDE

The communal courtyard offers a tranquil spot for al fresco dining with space for a small table and chairs. Convenient bin storage is tucked away in the corner, ensuring a neat and tidy environment.

TENURE

Share of freehold - 999 year lease
Peppercorn ground rent
Building and communal space maintenance and responsibilities shared by the freeholders

SERVICES

Mains gas, electric, water and drainage.
Council Tax Band A: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

With Stags office on your left, proceed down to the mini roundabout and take the first exit on to the old bridge. Go over the bridge, past Seymour Road and the property entrance can be found on the right hand side just before the church.



Approximate Gross Internal Area = 47.2 sq m / 508 sq ft

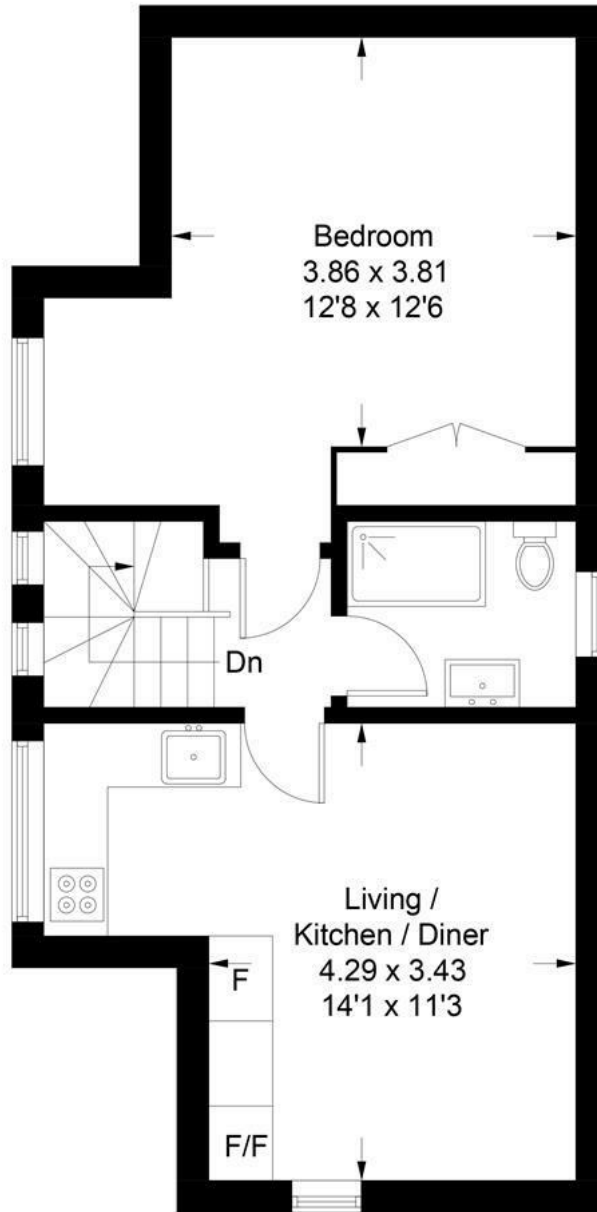


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID641829)

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	(65) 65	(66) 66
(74-80) C	(55-64) D		
(55-73) E	(35-54) F		
(1-54) G			
Net energy efficient - higher scoring coats		EU DIRECTIVE 2002/91/EC	
England & Wales		2020/9/1 E.C.	

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