



9 Bridge Terrace



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

A 2-bedroom apartment in the
centre of Totnes with river views
and secure allocated parking

- Spacious 2 bedroom apartment
- Riverside views
- Secure allocated parking
- No onward chain
- Stairwell & lift access
- Convenient town centre location
- Leasehold
- Council tax band E

Guide Price £350,000

SITUATION

9 Bridge Terrace is ideally situated in the heart of Totnes, only a stone's throw from the River Dart and the bustling town centre. Totnes is a vibrant Elizabethan market town with a variety of shops, local schools, and recreational facilities including an indoor swimming pool and boating opportunities on the River Dart. The A38 Devon Expressway, approximately 6 miles away, provides quick access to Exeter and Plymouth, while main line rail links to London Paddington are available from Totnes.

DESCRIPTION

This delightful two-bedroom apartment on the first floor of Bridge Terrace offers an excellent blend of modern comfort and convenience. The spacious reception room features large windows with Juliet balconies, providing ample natural light and lovely views. The well-equipped kitchen is designed for functionality and style, making it perfect for both everyday living and entertaining. The two bedrooms are generously sized, with the master bedroom benefiting from an en-suite shower room. This property is perfect for buyers seeking a comfortable, low-maintenance home in a prime location.

ACCOMMODATION

Upon entering the apartment, you are greeted by a welcoming hallway that leads to all main rooms. The expansive reception room, measuring approximately 17'3" x 15'8", serves as the heart of the home, featuring ample space for both relaxation and dining, with large windows and patio-style doors that open to Juliet balconies overlooking greenery. The kitchen,

adjacent to the reception room, is thoughtfully designed with modern appliances, ample counter space, and plenty of storage.

The master bedroom, measuring 12'6" x 9'8", includes built-in wardrobe space and an en-suite shower room, providing a private retreat. The second bedroom, slightly larger at 12'6" x 9'2", is equally comfortable and versatile, suitable for guests or use as a home office. A well-appointed family bathroom with contemporary fittings serves the second bedroom and guests.

OUTSIDE

While there is no dedicated garden space, the apartment's prime location means the scenic River Dart and the charming town centre of Totnes, with its many parks and green spaces, are just a short walk away. Secure undercover parking is available, providing convenience and peace of mind for residents. The communal areas of the property are well-maintained, and the apartment benefits from both stairwell and lift access, ensuring ease of entry for all residents.

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.

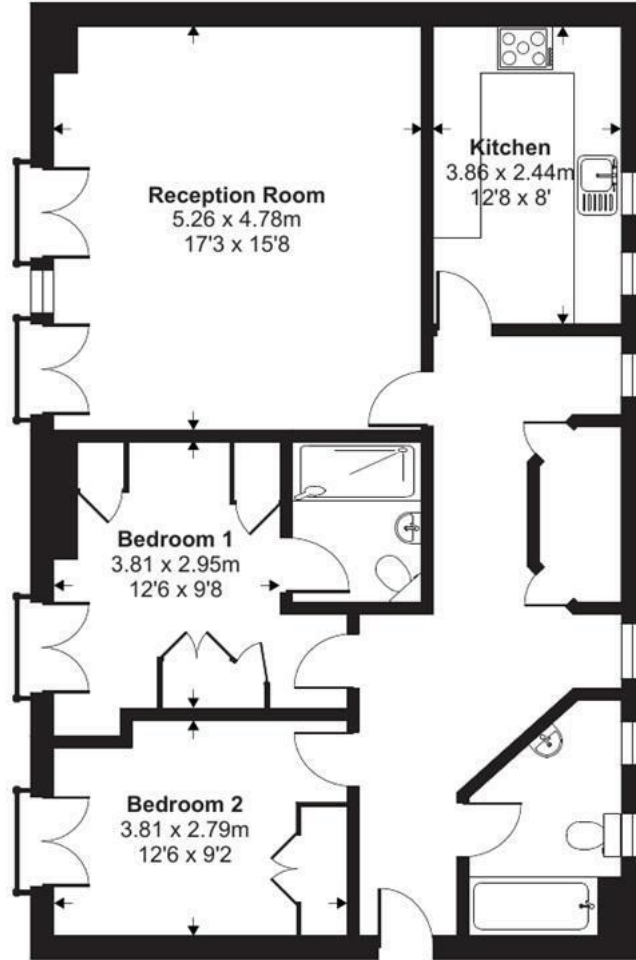
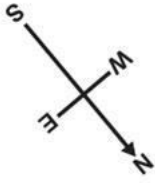
DIRECTIONS

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.



Approximate Area = 935 sq ft / 86.9 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). © nitchecom 2024. Produced for Stags. REF: 1144576

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| Energy Efficiency Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|
| (92-100) A | (81-91) B | 81 | 83 |
| (74-80) C | (69-73) D | | |
| (55-68) E | (49-54) F | | |
| (35-54) G | (1-34) H | | |
| Net energy efficient - higher scoring coats | | EU Directive 2002/91/EC | |
| England & Wales | | 2020/9/1/EC | |

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