



2 Throgmorton House



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

**A wonderful two-bedroom house
with allocated parking in Totnes'
sought-after Throgmorton House**

- No onward chain
- Recently redecorated throughout, move-in ready
- Spacious dual-aspect sitting room
- Modern kitchen with ample storage
- Convenient ground floor utility/WC
- Two generously sized double bedrooms
- Allocated parking and visitor spaces
- Lease extension in progress
- Leasehold
- Council tax band D

**Offers In Excess Of
£300,000**



SITUATION

The property is only a stone's throw from the banks of the River Dart and town centre of Totnes, a bustling Elizabethan market town, renowned for its rich history and cultural charm. Residents enjoy access to a plethora of amenities, including excellent local schools, diverse shopping facilities, and recreational pursuits such as an indoor swimming pool and boating opportunities on the River Dart.

For commuters, the A38 Devon expressway is conveniently located approximately 6 miles away, providing swift connections to the bustling cities of Exeter and Plymouth, as well as the wider countryside. Furthermore, Totnes benefits from mainline rail links to London Paddington, adding to its accessibility and appeal.

DESCRIPTION

A rare opportunity to acquire a beautifully redecorated two-bedroom leasehold house situated within the desirable Throgmorton House development in Totnes. This delightful property boasts generous living spaces, modern amenities, and a small courtyard garden. This property is perfect for those seeking a charming residence in a vibrant community. Offered to the market with no onward chain, this home is ready for immediate occupation.

ACCOMMODATION

The accommodation is thoughtfully arranged over two floors, offering a comfortable and functional living space. Upon entering the ground floor, you are greeted by a welcoming entrance hallway leading to a spacious

dual-aspect sitting room, filled with natural light from large windows. Adjacent to the sitting room is the modern kitchen/dining room, well-equipped with ample storage, integrated appliances, and plenty of countertop space for meal preparation. A convenient utility room with WC is also located on the ground floor, providing additional storage and practicality.

Ascending the staircase to the first floor, you will find two generously sized double bedrooms, each with its own unique character and plenty of natural light. The first floor is completed by a contemporary shower room, featuring a shower enclosure, washbasin, WC, and bidet.

OUTSIDE

An allocated parking space ensures ease of access, while additional visitor parking is available within the development. The charming exterior of the house, with its stone façade and large windows, adds to the overall appeal and character of this lovely home.

TENURE

The service charge for 2 Throgmorton House is £423.95 quarterly (£1695.80 annually). There is no ground rent payable. 125 year lease from 1994. The lease is currently in progress of being extended to 990 years. Please contact the agent for more information.

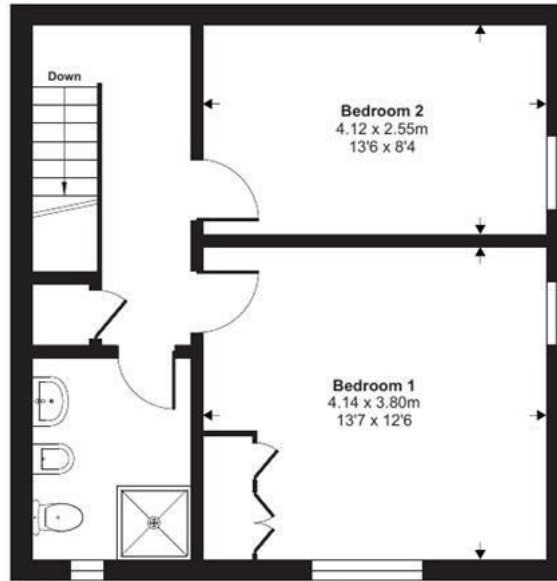
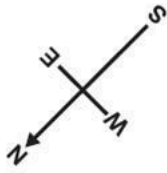
SERVICES

All mains connected. Electric heating throughout.



Approximate Area = 878 sq ft / 81.5 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1152128

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		85
(69-88) C	(49-68) D	58	
(29-68) E	(1-28) F		
(1-28) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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