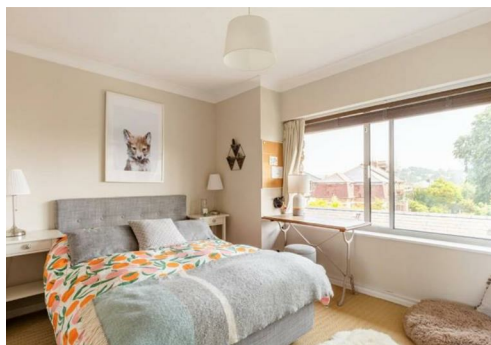




Flat 11, Blue Ball Apartments



Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

3 bedroom third floor apartment with allocated off road parking in a central location in Totnes

- A well presented top floor apartment
- Situated a short walk from the town centre and amenities
- Open plan sitting room with a fitted kitchen area
- 3 bedrooms
- Family bathroom
- Allocated off road parking
- Views over Totnes towards the River Dart and the countryside beyond
- Council tax band B
- Leasehold sale

Guide Price £290,000

SITUATION

The apartment is situated in a central and convenient location on the corner of The Grove and South Street. The High Street is a short walk away where the bustling market town of Totnes can be enjoyed. Totnes is full of interest and 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. There is a mainline railway station to London Paddington.

Totnes allows easy communications 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

Blueball flats are located in a central position in Totnes and were believed to have been converted in the 1970's. Flat 11 is a second floor apartment and enjoys some far reaching views over the town and towards the countryside. The apartment has been in the same ownership for 12 years and appeals to both the buy to let investor and owner occupier markets.

ACCOMMODATION

From the communal hall stairs rise to the third floor where the wooden front door opens into the entrance hall of number 11. Doors to the open plan sitting room, the three bedrooms and the family bathroom. The sitting room is a spacious triple aspect room with double glazed windows to the front, side and rear of the property with far reaching views. The kitchen area is fitted with base level Oak fronted units with granite worksurfaces over with a Belfast sink. There is an integrated dishwasher, space for cooker with stainless steel chimney style extractor over and space for dining table and chairs.

Bedrooms one and two are both double rooms with built in wardrobes and shelving, coved ceilings and double glazed windows providing far reaching views. Bedroom three is a good sized single room with a double glazed window

and built in desk area. The family bathroom is fully tiled and fitted with white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. There is an obscured double glazed window, wall mounted electric fan heater, heated towel rail, laminate flooring and space and plumbing for a washing machine and a tumble drier.

OUTSIDE

Outside the property is a parking area where there is an off road single allocated car parking space

TENURE

The property is currently subject to a 99year lease which commenced on 1st April 1995. However, the vendor, together with 11 apartments have begun the process of a collective enfranchisement to purchase the freehold of the property. It is anticipated that this will be completed before the end of 2024 and therefore this flat will be sold with a new 999yr lease and the purchaser will be invited to become a Director of the management company which will own the freehold. Further information is available upon request.

The 'Blue Ball Management Company' manages the building with a current service charge payable of £2,160/year.

INVESTMENT

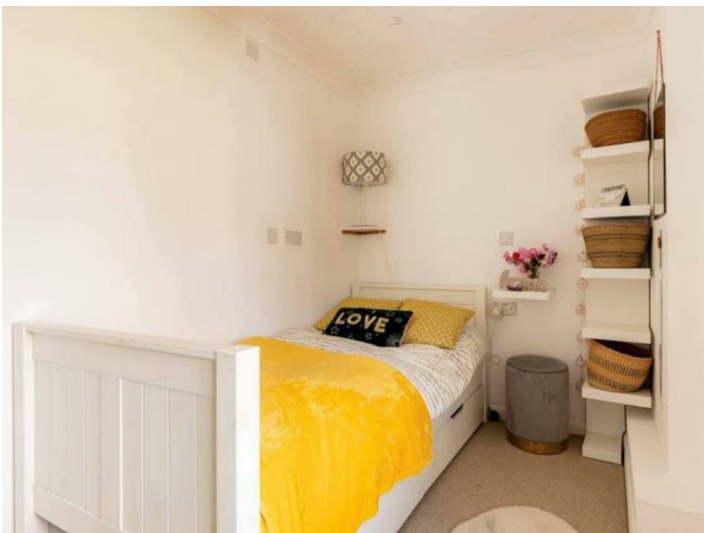
For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

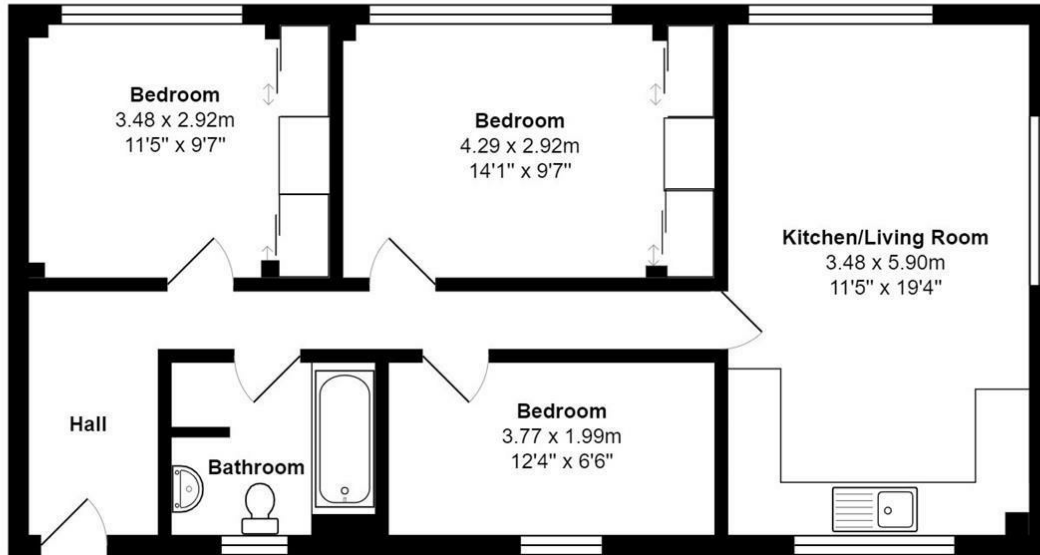
SERVICES

Mains water, drainage and electricity with night storage heating. According to Ofcom, excellent mobile coverage and up to superfast broadband is available at this property

VIEWINGS

Strictly by prior appointment with Stags Totnes on 01803 865454





11 Blue Ball Flats, Totnes
Total Area: 68.3 m² ... 735 ft²

All measurements are approximate and for display purposes only

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			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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