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Flat 2 The Cedars



Train Station 0.8 Miles, Plymouth 23 Miles,  
Torquay 9 Miles

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## 2 Bedroom apartment with garage located in one of the most sought after parts of Totnes

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- Lounge / Dining Room
- Well Fitted Kitchen
- Gas Central Heating
- Landscaped Communal Gardens
- Garage
- Walking Distance Of The Town
- Leasehold
- Council tax band B

Offers In Excess Of  
£200,000



### SITUATION

The Cedars is a modern purpose built block of apartments in one of the most favoured road in Totnes. It is on the edge of the town centre, just off a bus route providing access to the resort town of Torbay in one direction and Newton Abbot in the other.

### DESCRIPTION

Located in one of the most sought after parts of Totnes, this 2 bedrooms ground floor apartment offers bright living accommodation within walking distance to the town.

### LOUNGE/DINING ROOM

Two radiators. uPVC double glazed windows to side and rear, the latter enjoying an outlook over the gardens. uPVC double glazed french doors lead out to and also overlook the communal garden.

### KITCHEN

Cooker provided. Wall mounted gas fired combination boiler. Partly tiled walls. uPVC double glazed window affording a view over the gardens

### BEDROOM 1

Built-in wardrobes. Coved ceiling, single radiator and uPVC double window at the side.

### BEDROOM 2

Single radiator, coved ceiling and uPVC double glazed window with an outlook over the gardens.

### BATHROOM

Fitted with a white suite comprising panelled bath having a mains fed shower over, glass shower screen and fully tiled surround. Pedestal basin having

contemporary mixer tap and close coupled dual flush wc. Ladder style radiator, coved ceiling and obscure glazed window.

### OUTSIDE

The Cedars are set in delightful, established and well tended landscaped gardens which the residents are allowed to freely use. The majority of the gardens are laid to lawn with a profusion of mature trees, shrubs and smaller plants.

### GARAGE

With cantilevered vehicular door access.

### TENURE

Leasehold 955 years remaining. No ground rent. The annual service charge is £1,633.47 split into two half yearly payments. The management company is Tuffins Property Management Ltd based in Plymouth.

### SERVICES

Mains gas, electric and water. Gas fired central heating. According to Ofcom - Ultrafast broadband available. Limited and likely indoor and outdoor mobile coverage available.

### DIRECTIONS

From the bottom of the Town, take the old bridge over the River Dart. At the terminating T junction turn right, along the A385 and then turn second left onto Bourton Road, Turn first right onto Jubilee Road the The Cedars will be found on the right hand side after approx. 150 yards







## 2 The Cedars, Jubilee Road, Totnes, TQ9 5YR

Approximate Gross Internal Floor Area = 57.2 sq m / 616 sq ft

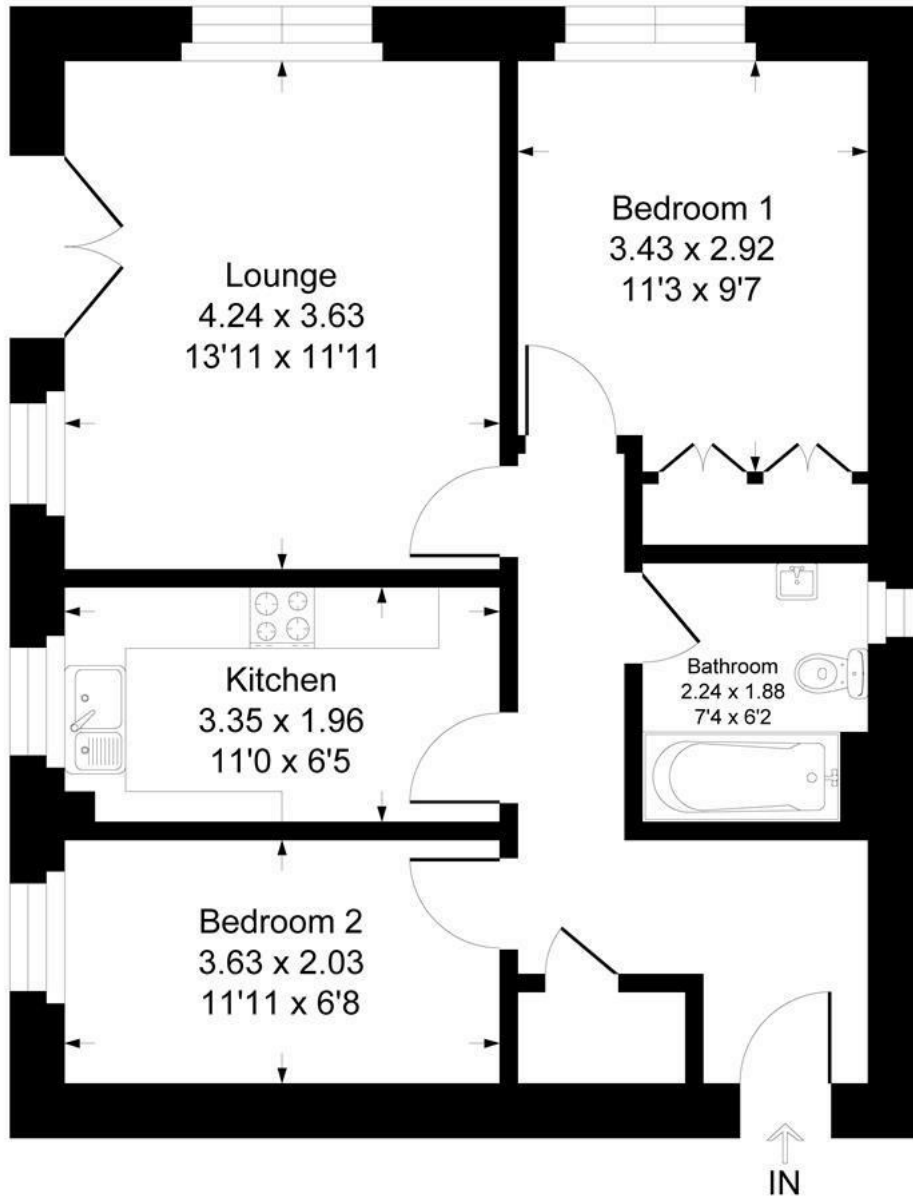
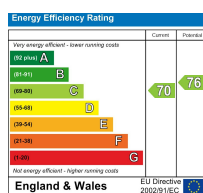


Illustration for identification purposes only, measurements are approximate, not to scale.

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