



11a Castle Street

11a Castle Street, Totnes, Devon, TQ9 5NU



SITUATION

Castle Street stands as one of Totnes' most storied roads, offering superb access to a diverse array of boutique shops, eateries, pubs, and cultural attractions. Within easy walking distance lies the railway station, providing direct links to Penzance and London Paddington.

To the west, bordering Dartmoor National Park, stretches the A38 Devon Expressway, facilitating travel to Plymouth, Exeter, and beyond via the M5 Motorway. Plymouth boasts a ferry terminal with services to Roscoff, France, Santander and Spain, while Exeter is home to an international airport. Heading east leads to the charming resort towns of Torbay, while to the south lies the picturesque countryside and coastline of the South Hams region.

DESCRIPTION

11a Castle Street is a charming two-storey apartment, nestled just a short walk from Totnes Town Centre looking up to Totnes Castle, which has been recently modernised and is now tastefully presented throughout. Offering a perfect blend of period character and contemporary style, the property boasts spacious, light-filled rooms and modern finishes, all set within a picturesque sought-after location.

Ideal for those seeking a unique home with the convenience of town amenities on the doorstep. This beautifully modernised two-storey apartment offers a perfect blend of contemporary style and comfort in an enviable location just a short stroll from Totnes Town Centre. The property is situated over the first and second floors of the property.

ACCOMMODATION

Benefitting from a private entrance, the property is accessed via an external staircase leading to the front door. The first floor boasts an impressive open-plan layout enhanced by a charming gas log effect stove providing an attractive centre point for the room; with a spacious kitchen, dining, and sitting area. The kitchen features luxury vinyl tile flooring, while the other rooms are adorned with elegant wooden floors. The shaker-style kitchen units,

electric oven, and gas hob lend a sophisticated touch to the space, perfect for both everyday living and entertaining. To the rear of the ground floor is a versatile double bedroom that could easily serve as an additional reception room, providing flexible accommodation options to suit your needs.

On the second floor, you will find two generous double bedrooms, each offering plenty of space and natural light. The rear-facing bedroom enjoys charming views of Totnes Castle, providing a picturesque backdrop. This property's thoughtful design and tasteful finishes throughout make it an ideal home for those seeking modern living in a historic and desirable setting.

TENURE

The property is held on a share of freehold title, with a leasehold of 999 years from 1st January 2005, meaning there is 980 years remaining on the lease, with a peppercorn annual ground rent.

SERVICES

All mains services connected. Gas central heating. Ofcom advises that superfast broadband is available to the property and mobile coverage via all major providers is likely.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

E-mail: customer.services@southhams.gov.uk.

INVESTMENT OPPORTUNITY

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

DIRECTIONS

Driving from the Stags Totnes office, proceed on the A385 towards Dartington. Go straight over the first roundabout and turn left opposite the turning to the Railway Station. Proceed up Castle Street, under the North arch and turn left to the into North Street. 11a Castle Street can be found on the left hand side before the arch bridge.

Totnes (train station): 0.25 miles,
Dartmouth: 13 miles, Plymouth: 23 miles

A stylish and well presented
maisonette on one of Totnes'
most sought after streets.

- Views of Totnes Castle
- Tastefully Modernised
- Close to Local Amenities
- Grade II Listed
- Open Plan Reception Space
- 3 Bedrooms
- 2 Bathrooms
- Council Tax Band: C
- Leasehold

Offers In Excess Of
£350,000





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (32-44) A (45-55) B (56-65) C (66-77) D (78-88) E (89-95) F (96-100) G Not energy efficient - higher running costs		61	78
England & Wales		EU Directive	

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