



1 Applewharf



Torbay 8 miles; Dartmouth 9.5 miles;
Plymouth 24 miles; Exeter 24 miles

Ground-floor riverside apartment with two double bedrooms, allocated parking, and a central Totnes location

- Riverside location with beautiful water views
- Two double bedrooms, versatile living space
- Modern open-plan kitchen, dining, sitting room
- Private ground-floor entrance
- Allocated off-street parking for two vehicles
- Short walk to Totnes' vibrant town centre
- Peaceful yet connected lifestyle in Totnes
- No onward chain
- Leasehold
- Council tax band D

Guide Price £280,000



SITUATION

Applewharf is located in the heart of Totnes, a vibrant market town renowned for its rich history, colorful character, and cultural charm. The town offers an excellent range of independent shops, galleries, cafes, and essential amenities, including a hospital and supermarkets. Residents can enjoy scenic riverside walks, historic landmarks such as the Norman Castle, and a thriving community atmosphere. Conveniently positioned between Exeter and Plymouth, Totnes provides excellent transport links, including a mainline railway station with rapid connections to London Paddington and the nearby A38 Devon Expressway, just 6 miles away.

DESCRIPTION

This beautifully presented ground-floor apartment offers a rare opportunity to enjoy riverside living in the heart of Totnes. With two double bedrooms, a modern open-plan living area, and allocated parking for two vehicles, this property is ideal for downsizers, first-time buyers, or those seeking a lock-up-and-leave retreat. The property boasts stunning views over the river and easy access to Totnes' vibrant amenities, including independent shops, cafes, and scenic walks. Offered with no onward chain, this home is ready for its new owner to enjoy the peaceful yet connected lifestyle it provides.

ACCOMMODATION

The apartment's private entrance opens into a welcoming hallway with a built-in utility cupboard and a convenient storage area. The open-plan kitchen, dining, and sitting room is a spacious and inviting space, featuring contemporary cabinetry, space for appliances, and a Juliet balcony that frames picturesque views of the river. The kitchen seamlessly flows into the dining area, which comfortably accommodates a table and chairs, while the sitting area provides a cosy

spot to relax, enhanced by an inset electric flame-effect fire.

The principal bedroom is a spacious double with dual-aspect windows overlooking the river and a built-in wardrobe. The second bedroom, also a double, is currently used as a study but offers ample space and versatility. The modern bathroom features a "P" shaped bath with a shower over, complemented by sleek white tiles and a heated towel rail.

OUTSIDE

The apartment benefits from two allocated off-street parking spaces, a valuable asset in this central location. The riverside setting provides a serene backdrop, with direct access to picturesque walks along the water.

SERVICES & PROPERTY INFO

Mains electricity and water. Electric night storage heaters. Flood Zone Level 3, note that the property has never flooded during the sellers tenure and the zone is linked to the proximity of the river. Superfast broadband speeds of up to 100Mbps available. Major mobile network providers available.

TENURE

Lease: 963 years remaining. No ground rent for the apartment, however, the two parking spaces are liable for a total ground rent of £60 per annum. Service charge £2104.00 per annum, paid quarterly.

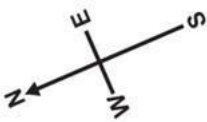
DIRECTIONS

From the Totnes office proceed along to the mini roundabout and go straight across into The Plains. Carry straight on in a southerly direction and Applewharf will be located on the left hand side. Pass under the archway into the courtyard and go to the left hand side of the block where the entry phone and front door to Flat 1 will be found on the right hand side.



1 Applewharf, The Plains, Totnes, Devon, TQ9 5QL

Approximate Area = 820 sq ft / 76.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhocom 2024. Produced for Stags. REF: 1227611

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		55	72
EU Directive 2002/91/EC			

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