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Flat 2 Redhills



A38 6 miles; Torbay: 6 miles; Exeter 29 miles

## Spacious ground floor apartment with stunning valley and Dartmoor views, private parking, and a prime elevated setting in Totnes

- No onward chain
- 3 double bedrooms, 2 en suites
- Generous open-plan living space
- Far-reaching countryside views
- Covered/garage parking and roof storage, 2 spaces
- Private garden as well as a communal area
- Exclusive 9-unit development
- Walking distance to town centre
- Leasehold
- Council tax band F

Guide Price £650,000

### SITUATION

Redhills enjoys a prime position near the top of Jubilee Road in the sought-after Bridgetown area of Totnes, offering superb westerly views across the Duke of Somerset's and Dartington Estates, the River Dart, and the rolling South Hams countryside, with Dartmoor National Park visible on the horizon.

Despite its peaceful setting on the rural edge of town, Redhills is just a short walk or bus ride from the vibrant, historic centre of Totnes, known for its wide range of independent shops, amenities, and weekly markets. The development's elevated location and expansive communal lawns create a wonderful countryside atmosphere—complete with occasional pheasants wandering the grounds.

Totnes railway station provides direct services to London Paddington, while excellent road links via the nearby A38 and Torbay ensure easy access to the wider South Devon region.

### DESCRIPTION

Redhills is an exclusive development of just nine high-quality apartments, built in 2010 on one of Totnes' most desirable residential roads. Set in an elevated position with exceptional westerly views, the development is known for its peaceful setting, well-kept communal grounds, and far-reaching outlook over the River Dart, Dartington Estate, and across to Dartmoor.

Flat 2 is unique within the development, enjoying its own private entrance, a private patio with outstanding views, and over 1,400 sq. ft of internal space, making it one of the most generously proportioned homes on site. With two parking spaces, including a covered bay with roof storage, and direct access to the communal gardens, this is a rare opportunity to secure a spacious and well-appointed home in one of Totnes' most prestigious locations.

### ACCOMMODATION

A welcoming entrance hall leads to three well-proportioned double bedrooms, two of which benefit from en suite facilities. The principal living space is arranged to the rear, where a large open-plan sitting and dining room enjoys wonderful natural light and scenic views across the surrounding countryside. A modern kitchen, adjacent to the main reception space, is well-fitted with integrated appliances and ample worktop space.

There is also a separate utility room and a separate stylish family bathroom. The internal layout is practical and spacious, extending to approximately 1,403 sq. ft, and is ideally suited to those seeking a well-appointed and low-maintenance home in a prime Totnes setting.

### OUTSIDE

Flat 2 benefits from its own private patio and garden, perfectly positioned to enjoy the stunning westerly views over the valley, Dartington Estate, and towards Dartmoor beyond. In addition to this private space, residents have access to beautifully maintained communal gardens, which provide a peaceful, green setting with a true countryside feel.

The property includes a covered parking space with useful storage above, as well as a second allocated parking space, offering excellent practicality for residents and guests alike.

### SERVICES

All mains services connected. Gas fired central heating. According to Ofcom, ultrafast broadband and likely mobile coverage available.

### TENURE

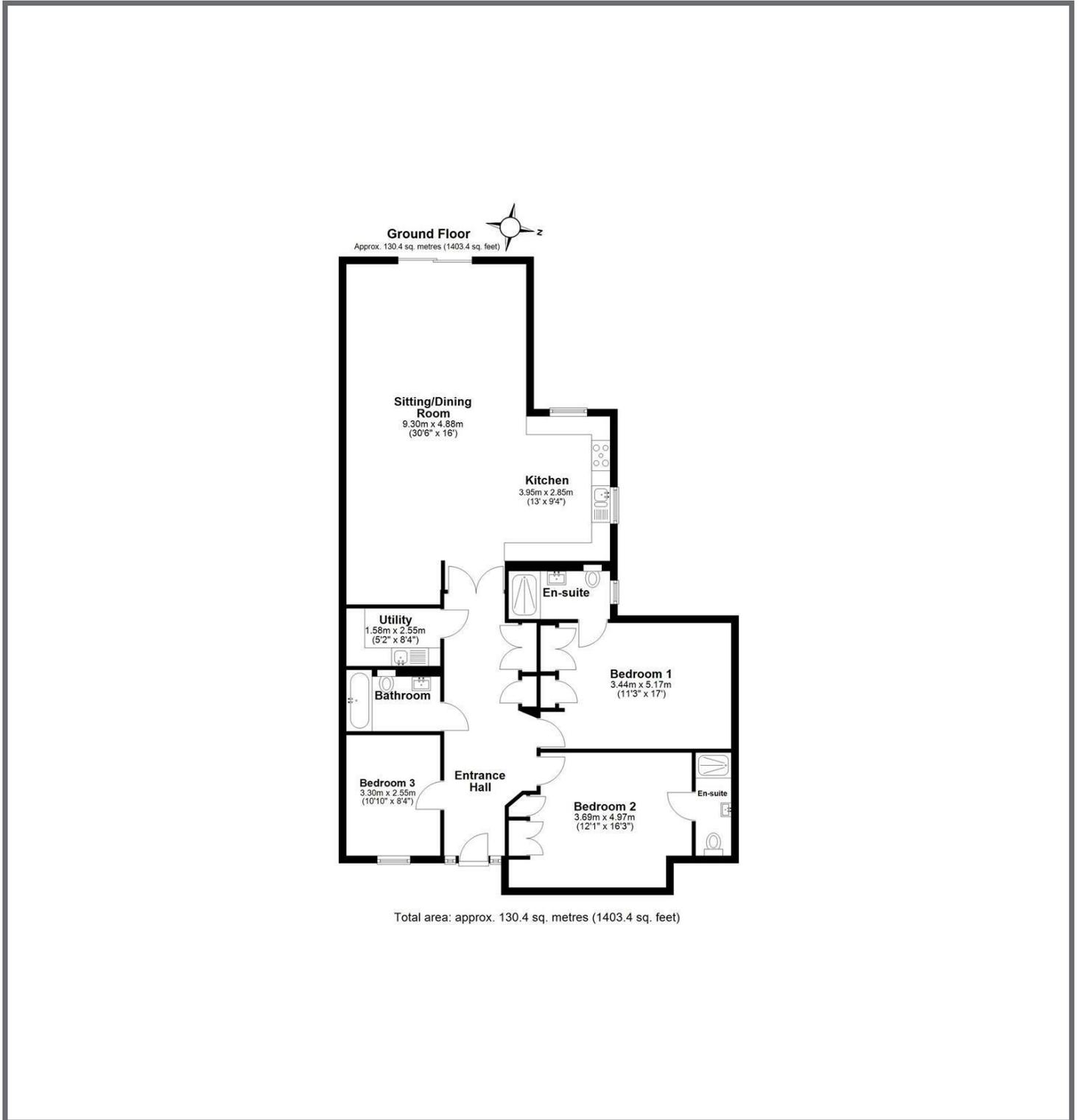
The property is sold subject to a 999yr lease which commenced on 1 January 2009 and therefore has 984 years left to run. The current service charge is approximately £3,400 per year and covers all of the communal maintenance, internal communal cleaning, insurance of the building and all the gardening. Each purchaser of the apartments will become a Director of the company which owns the freehold.

### DIRECTIONS

From the centre of Totnes, take the A381 Paignton Road and continue up Bridgetown Hill. As you near the top, turn left into Jubilee Road, just before reaching Blackpost Lane on your right. Redhills is situated on the right-hand side, shortly after the first bend.

Upon entering the car park, the first allocated space is on the left and the covered space is on your right towards the end. Follow the signs to the main entrance door—the entrance to Flat 2 is located to the right, down the stairs on the ground floor.





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		78	80
(55-68) D			
(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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