



11 Leechwell Court

11, Leechwell Court, Totnes, TQ9 5GJ



Newton Abbot 9 miles; Plymouth 23 miles;
Exeter 27 miles

Central Totnes apartment with balcony, town and country views, covered parking and spacious layout

- Second-floor apartment in central Totnes
- Open-plan living with private balcony
- Two generous double bedrooms
- Bathroom and en suite shower room
- Fitted kitchen with separate utility room
- Beautiful rooftop and countryside views
- Private covered parking space
- Easy walk to shops, cafes, and amenities
- Freehold
- Council tax band C

Guide Price £275,000



SITUATION

The property enjoys a prominent position in the heart of Totnes, just a short walk from the town's vibrant high street and wide range of amenities. Totnes is a lively and historic market town, known for its character, independent shops, cafés, galleries, and strong community spirit. Its rich cultural and architectural heritage is evident throughout the town.

Totnes is also well connected, with a mainline railway station offering direct services to London Paddington and the A38 just six miles away, linking to Exeter, Plymouth, and beyond. This combination of convenience, lifestyle, and stunning surroundings makes Totnes one of the South West's most sought-after locations.

DESCRIPTION

A generously proportioned second-floor apartment in the highly regarded Leechwell Court development, located in the heart of Totnes. With an internal area of approximately 1,002 sq ft, the property offers bright and spacious living, a private balcony with open countryside views, and the convenience of private parking. Ideal for those seeking a central home, downsizing, or as a secure West Country base.

ACCOMMODATION

A secure communal entrance and stairwell lead to the second-floor landing, where the front door opens into a welcoming hallway with useful storage. The spacious open-plan kitchen/dining/sitting room is filled with light and opens onto a private, covered balcony—perfect for enjoying views across town to the surrounding hills.

The well-fitted kitchen includes integrated appliances and ample cupboard space, with a separate utility room housing the boiler and laundry facilities. Both double bedrooms are generous in size, with the

principal bedroom benefiting from dual-aspect windows and leafy views. There is a stylish family bathroom and a modern en suite shower room off the main bedroom, both presented in excellent condition.

OUTSIDE

A real highlight of the apartment is the private covered balcony, which offers a peaceful spot to sit and enjoy the open views across the rooftops and towards the countryside.

The property also benefits from a private covered parking space.

TENURE

Leasehold – 999 years from 2007, with approximately 981 years remaining. The current service charge is approximately £3,238.18 per annum. The leaseholders are shareholders in the company that owns the freehold. The property is managed by First Port Management Company.

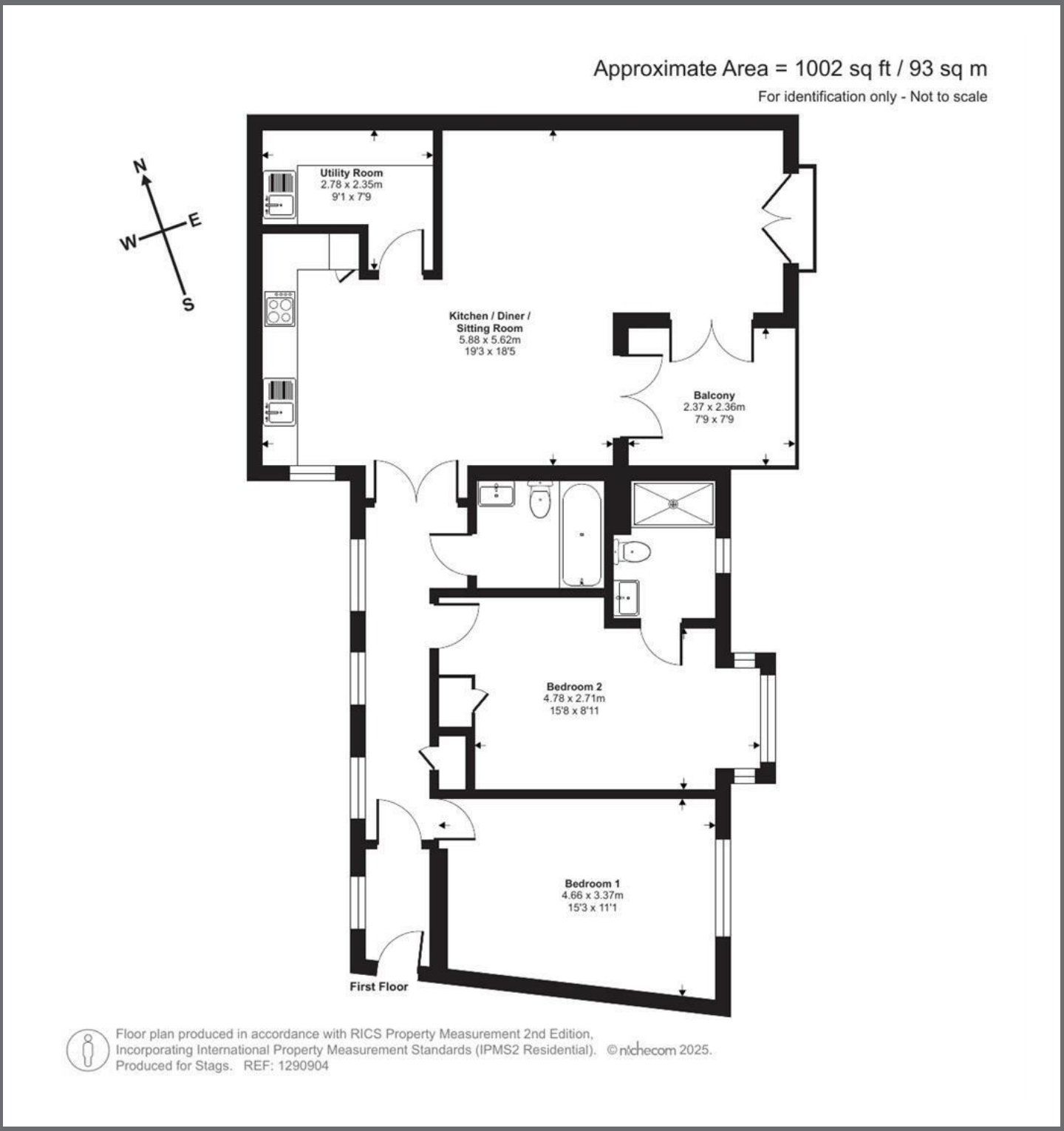
SERVICES

Mains gas, electricity, water and drainage. Gas central heating. According to Ofcom, ultrafast broadband and likely mobile coverage available.

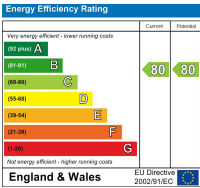
DIRECTIONS

From Stags Totnes, proceed along Coronation Road towards the Royal Seven Stars. Turn right at the roundabout and head up Fore Street, passing under the East Gate arch onto High Street. Continue to the top of the hill and turn left onto Rotherfold. Take the immediate right, and the entrance to Leechwell Court will be found on the left.





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.



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