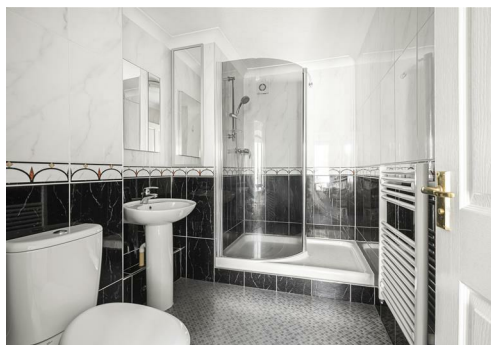




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7 Applewharf





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

First-floor riverside apartment  
with three bedrooms, generous  
living space and an enviable  
position in central Totnes

- No onward chain
- First-floor apartment
- Riverside views
- Central Totnes location
- Three bedrooms
- Allocated off-street parking
- Easy access to major transport links
- Nearby shops, pubs and restaurants
- Leasehold
- Council tax band B

Guide Price £270,000

### 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

7 Applewharf is a well-proportioned first-floor apartment with views over the River Dart and convenient access to all Totnes has to offer. The property offers spacious and flexible living accommodation, three bedrooms, and a bright dual-aspect sitting room with an adjacent modern kitchen. With the town centre, train station, and riverside walks all within easy reach, this is a rare opportunity to acquire a home in one of Totnes' most desirable waterside settings.

### ACCOMMODATION

Accessed via a secure communal entrance with stairs rising to the first floor, the apartment opens into a central hallway providing access to all principal rooms. The spacious sitting room enjoys an abundance of natural light from dual-aspect windows and glazed doors, with views towards the River Dart. A separate kitchen is fitted with a range of contemporary units and integrated appliances, offering a practical layout with space for dining.

There are three bedrooms in total. The principal bedroom is a generous double with space for wardrobes, while the second

bedroom also accommodates a double bed and furnishings. The third bedroom is ideally suited for use as a home office, dressing room or single bedroom. The bathroom is centrally positioned and fitted with a modern suite including bath with shower over. A useful store cupboard is also accessed from the hallway.

### OUTSIDE

To the front of the development is a shared courtyard entrance with access to the communal lobby and stairs. The property also benefits from an allocated parking space within the private Applewharf development, a rare advantage for a town centre property.

### SERVICES

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 and likely mobile coverage available.

### TENURE

Lease: 963 years remaining. Ground rent £50 per annum. Service charge £2104.00 per annum, paid quarterly.

### DIRECTIONS

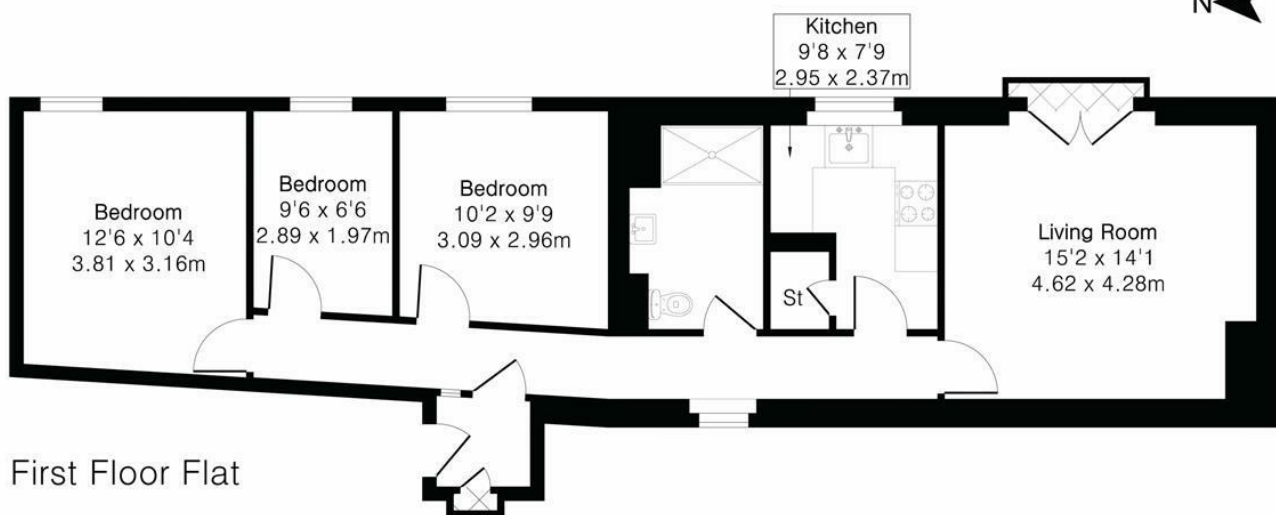
From the Stags Totnes office, walk along The Plains heading towards the river. Applewharf is on the left-hand side before the archway to the car park and Morrisons. No. 7 is accessed via the communal entrance within the courtyard.







**Approximate Gross Internal Area 795 sq ft - 74 sq m**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-100) A                                  |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 65      | 79        |
| EU Directive 2002/91/EC                     |  |         |           |

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