



 Luscombe Maye
Since 1873

10 The Manor House,
Totnes , TQ9 5DF



Town Centre location

Residents lounge and function

Allocated parking

Attractive communal gardens

Warden on-site



Full Description

SITUATION

The unique and charming market town of Totnes sits above the River Dart in the heart of the South Hams. The town is one of Devon's gems, the birthplace of the Transition Town movement in England and nominated in British Airways' HighLife magazine as one of the world's top ten funky towns. Full of colour and character, its atmosphere is cosmopolitan with a West Country flavour and those looking for history, alternative therapies and beautiful countryside will find it in and around Totnes. The town is said to have more listed buildings per head of the population than anywhere else in Britain. With a twice-a-week market and full of small independent shops, it's well-known for ethical products, wholefoods and fair trade goods. It is the second oldest borough in England, with an ancient Guildhall and Church, a Norman Castle and its North and East Gates. There is a well-regarded community college and a mainline railway station and Dartmoor, the South Hams and many of its fine beaches are within easy reach.

DESCRIPTION

A ground floor purpose built retirement flat, which is part of the Manor House development, within a short, level walk of the town centre and shops. The accommodation includes a living room which overlooks the communal courtyard garden, kitchen was restored 8 years ago and has been well maintained., two bedrooms and a shower room.

TENURE

Leasehold.

Lease has been extended until 2127.

Ground rent payable March and September £76.96 [£152,92 pa]. Service charge payable March and September £1,746.99 [£3,494.00 pa].

The development is administered by a management company and owners must be 60 or over.

Service includes an on-site warden, community alarm service, use of a residents' lounge in the Manor House and on site functions.

SERVICES

Mains water, electricity and drainage. Night storage heating.

LOCAL AUTHORITY/COUNCIL TAX

South Hams District Council Council tax band C.

DIRECTIONS

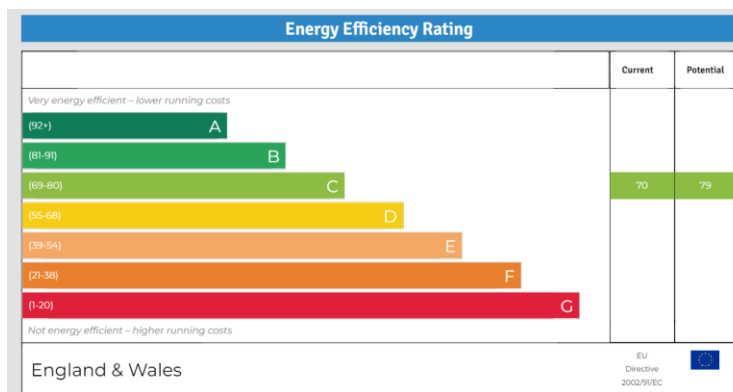
Entrance is opposite Morrisons Supermarket.
What3Words : turkeys.majoring.buffoon

VIEWINGS

Viewing strictly by appointment with Luscombe Maye | totnes@luscombemaye.com

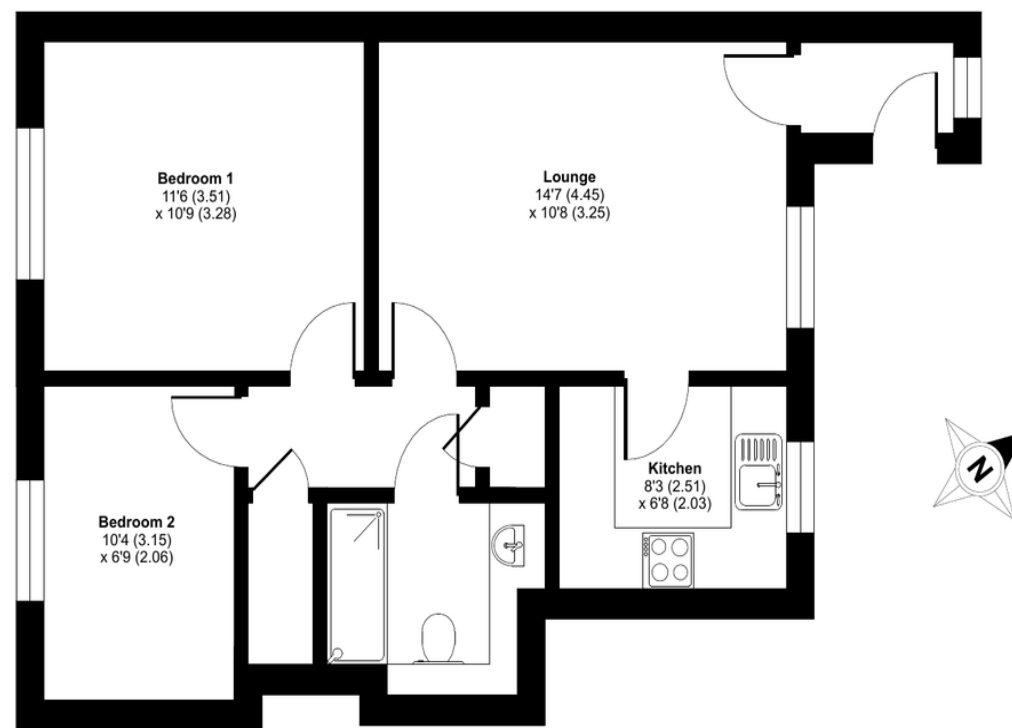
LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



Coronation Road, Totnes, TQ9

Approximate Area = 553 sq ft / 51.3 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Luscombe Maye. REF: 967110



All measurements are approximate and are for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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