



Luscombe Maye

Since 1873

Leechwell Court, Totnes TQ9 5GJ

Guide Price £180,000

1 1 1



DESCRIPTION Luscombe Maye are delighted to bring to market this modern one bedroom ground floor apartment in Totnes town.

10 Leechwell Court is a stylish and contemporary one bedroom apartment, offering great living in the centre of Totnes. Purpose built by a local architect, this property is situated just one minute's walk from the vibrant High Street. The accommodation is on the ground floor and briefly comprises open plan kitchen/dining/living room with a Juliet balcony, one double bedroom and bathroom.

The kitchen is fitted with an integrated fridge-freezer, There is a gas hob with electric oven below, a built-in washing machine and a built-in washing machine and a combination gas boiler.

The living/ dining area is light and airy and opens onto the balcony, where you can enjoy views over Totnes and distant countryside beyond.

There is a spacious double bedroom off the entrance hallway, with dual aspect. The bedroom is serviced by a large bathroom with wash basin, WC and electric shower over the bath.

SERVICES All mains services are connected.

PARKING Public Parking Permits Available.

TENURE Leasehold

999 years from 1.8.2007

Service Charge - £1,400 pa

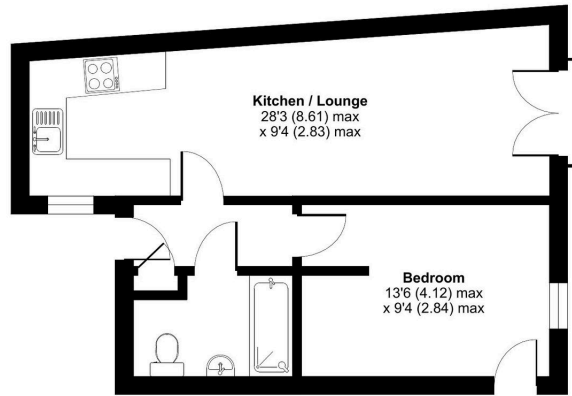
Ground Rent - Peppercorn





Leechwell Court, Totnes, TQ9

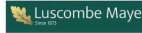
Approximate Area = 456 sq ft / 42.3 sq m
For identification only - Not to scale



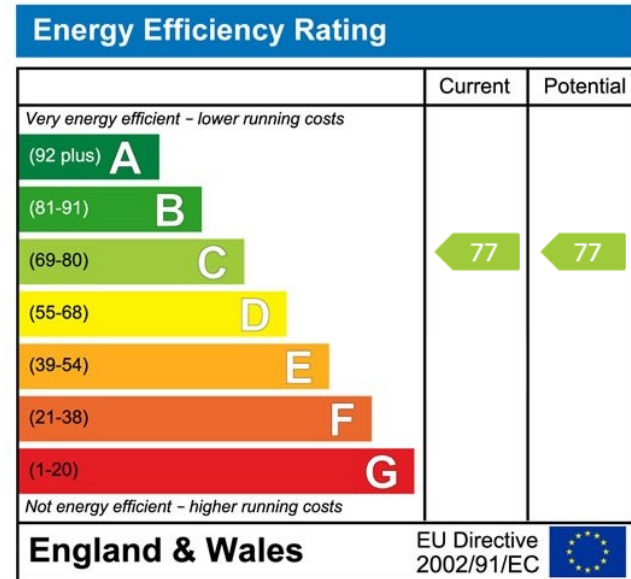
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Trichocom 2024. Produced for Luscombe Maye, REF: 1160000



- No Forward Chain
- One Bedroom Apartment
- Ground Floor
- Open Plan Kitchen Dining
- Far Reaching Views
- Town Centre Location
- Light and Airy Living Space



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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