



Luscombe Maye

Since 1873

# Flat 6, Pomeroy House, Totnes

Guide Price £200,000

1 1 1



## DESCRIPTION

Luscombe Maye are delighted to bring to market this stylish and characterful one-bedroom apartment offered with a share of freehold, featuring a striking mezzanine level and its own private external entrance.

This unique home offers modern open-plan living, with a bright and spacious layout enhanced by high ceilings and contemporary finishes throughout. The main living area flows seamlessly into a well-designed kitchen space, creating an inviting environment for both relaxing and entertaining.


A standout feature of the property is the mezzanine flooring, providing an elevated and cosy work space as well as accessible storage. The double bedroom is generous in size and complemented by a large sash window. Completing the layout is a well-presented bathroom, finished to a modern standard with walk-in shower, WC and hand basin with an external door to the fire escape stairwell.

With its own private entrance, appealing design and share of freehold tenure, this property presents an ideal opportunity for first-time buyers, downsizers or investors seeking something with a bit of personality.

## TOTNES

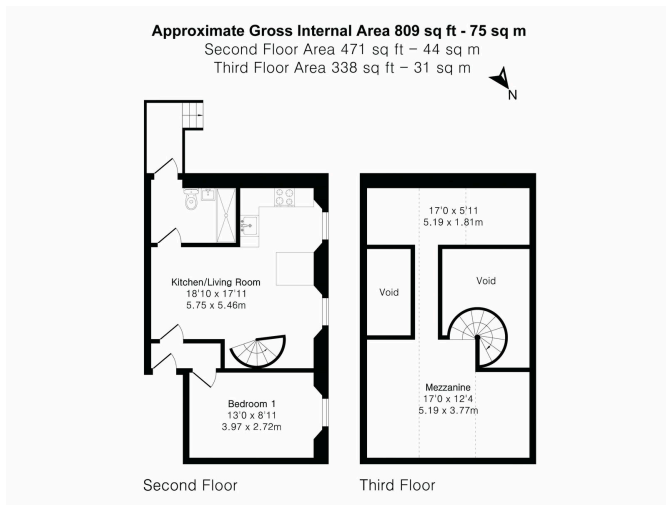
The unique and charming market town of Totnes sits above the River Dart in the heart of the South Hams. The town is one of Devon's gems, the birthplace of the Transition Town movement in England and nominated in British Airways' HighLife magazine as one of the world's top ten funky towns. Full of colour 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.



 Luscombe Maye  
Since 1873



 Luscombe Maye  
Since 1873



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan List 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 shown is for initial guidance only and should not be relied on as a basis of valuation.



- No Forward Chain
- External Access via Stairway
- Double Bedroom
- Share of Freehold
- One Bedroom Apartment
- Mezzanine Floor
- Car Parking Space
- Walking Distance to Totnes Town



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.



Totnes:  
 59 Fore Street, Totnes TQ9 5NJ  
 01803 869920  
 totnes@luscombemaye.com  
 www.luscombemaye.com