Flat 10 Rainbow View

Flat 10 Rainbow View, Parkers Way, Totnes, Devon, TQ9 5UB

Exeter 29 miles; Plymouth 24 miles; Torbay 6 miles

A superb ground floor apartment with private garden, allocated parking and contemporary open-plan living, close to Totnes town centre

- Superb ground floor apartment
- Private enclosed landscaped garden
- Direct garden access from the open-plan living space
- Generous kitchen/living room
- Double bedroom with fitted storage
- Shower room and useful internal storage
- Allocated parking space
- Convenient position close to Totnes town centre
- Leasehold
- Council tax band A

Guide Price £200,000

SITUATION

Rainbow View is situated within easy reach of the banks of the River Dart and the centre of Totnes, one of South Devon's most vibrant and characterful market towns. Totnes offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with highly regarded local schools and recreational facilities, including boating opportunities on the River Dart.

The town is well placed for access to the wider South Hams, Dartmoor and the South Devon coast, whilst the A38 Devon Expressway is approximately 6 miles away, providing swift access to Exeter, Plymouth and beyond. Totnes also benefits from a mainline railway station with direct services to London Paddington.

DESCRIPTION

A stylish and highly practical ground floor apartment, combining contemporary open-plan living with the rare benefit of its own enclosed garden.

Flat 10 forms part of Rainbow View, a modern development created by Leading Homes in 2020, offering well-considered accommodation with a fresh, low-maintenance finish. The apartment is particularly appealing for its direct access to the outside space, creating an easy connection between the living area and the private garden, ideal for al fresco dining, container planting or simply enjoying a quiet outdoor retreat.

The property has a bright and contemporary feel throughout, with an integrated kitchen, double bedroom, shower room, useful storage and an allocated parking space.

ACCOMMODATION

The apartment is approached from the ground floor and entered into a hallway, from which the principal rooms are arranged.

The open-plan kitchen/living room forms the heart of the apartment and is a generous, light-filled space measuring approximately 19'5" x 17'2". The living area provides ample room for both sitting and dining areas, with French doors opening directly to the garden. The kitchen is arranged to one side and fitted with a range of contemporary units, integrated appliances, induction hob and automist fire system.

The bedroom is a comfortable double room, measuring approximately 13'9" x 10'10", and includes fitted storage. The shower room is positioned off the hall and comprises a shower, wash basin and WC. Further storage is provided within the apartment.

OUTSIDE

The property is approached via the Rainbow View development, with an allocated parking space included with the apartment as a right to use. There is also visitor parking within the development, along with communal bike storage and access to a communal garden via the back gate.

To the rear, Flat 10 enjoys the benefit of an enclosed private garden, arranged with a paved terrace adjoining the apartment and raised planted beds beyond. The garden has been landscaped to create an attractive and sheltered outdoor space, well suited to seating, dining and potted planting, with timber fencing providing a good degree of enclosure.

TENURE

Leasehold, 249 years from 27 August 2021. Service charge currently £915 twice yearly. Management Company: Plymouth Block Management.

SERVICES

Mains water, mains drainage and mains electricity. Electric skirting board heaters.

According to Ofcom, fixed-line broadband availability at the property includes ultrafast broadband with speeds up to 1800 Mbps download and 1000 Mbps upload. Mobile coverage predictions for EE, O2, Three and Vodafone are good outdoor and in-home.

DIRECTIONS

From the Stags Totnes office, proceed towards Bridgetown, crossing the River Dart bridge. Turn right into Seymour Road and then right again into Pathfields. Follow the road around, where Rainbow View will be found ahead. Flat 10 is situated within the development on Parkers Way.

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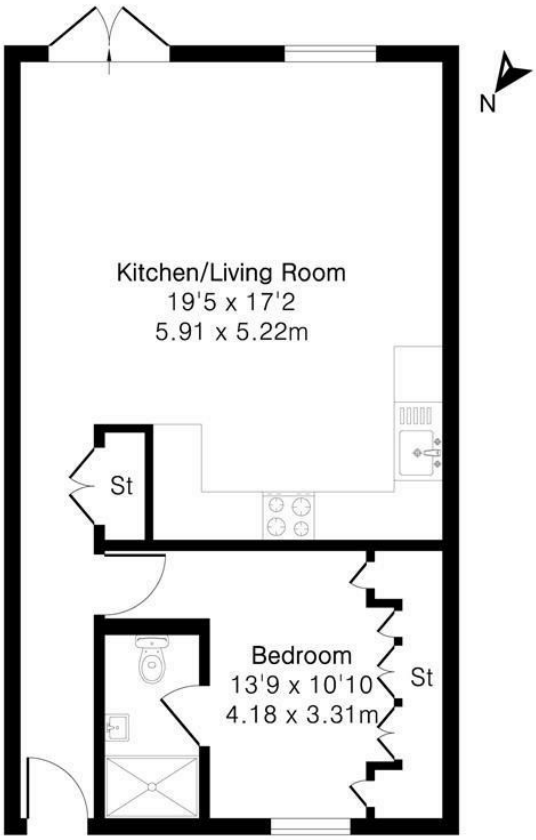
Approximate Gross Internal Area 525 sq ft - 49 sq m



Ground Floor Flat

PINK PLAN

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.

STAGS

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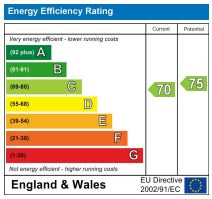
STAGS



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