



Luscombe Maye

Since 1873

# Quayside, Totnes

Guide Price £300,000

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## DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully maintained two-bedroom apartment, offering contemporary living in a highly convenient and sought-after location. Thoughtfully designed with comfort and practicality in mind, the property features a generous open-plan kitchen, dining and living area, ideal for both entertaining and everyday living.

The modern kitchen is equipped with a stylish range of wall and base units, integrated appliances and ample worktop space. This flows seamlessly into the bright dining and living area, which opens onto a private balcony, perfect for enjoying a morning coffee or unwinding with a drink in the evening.

Both bedrooms are well proportioned, with the principal bedroom benefiting from built-in storage. The accommodation is completed by a sleek and contemporary bathroom, featuring a walk-in shower, WC and wash hand basin.

Residents of Quayside benefit from access to care and support services, including a 24/7 onsite staff presence provided by an appointed care provider. Advanced technology allows residents to see visitors before granting access, communicate with other apartments and contact onsite staff in the event of an emergency, ensuring safety, security and peace of mind while maintaining independence.

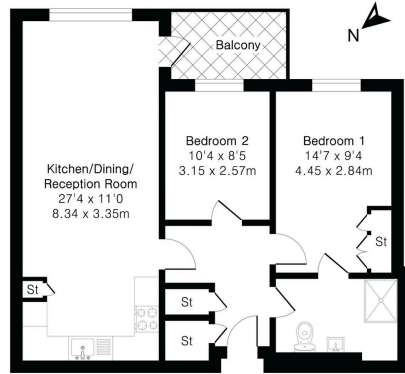
To be considered for a property at Quayside, applicants must meet the following criteria:

Be aged 55 or over.

Have a local connection to the South Hams District, preferably Totnes (priority given in that order). This may include current or previous residency, family connections or employment in the area. Be in a proceedable position, meaning you have a property under offer or have no property to sell. Successfully meet all affordability and financial eligibility checks.



Approximate Gross Internal Area 701 sq ft - 65 sq m



First Floor

- No Forward Chain
- Retirement Living
- Two Bedroom Apartment
- Age 55+
- First Floor
- Balcony
- Open Plan Kitchen/Diner/Living Room
- Guinness Trust Criteria



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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](http://www.luscombemaye.com)