



9 Waterside House The Plains, Totnes, TQ9 5DW

Totnes

£325,000

Two/Three double bedroomed maisonette with river view from part enclosed balcony access and mezzanine, single garage in convenient central town location.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Waterside maisonette
- Three double bedrooms with main bedroom enjoying River view
- Convenient Town centre location
- Balcony with lovely views down Mill Stream
- Ground floor single garage in covered area
- Offered with no onward chain
- Family Bathroom and separate W.C
- Lounge with balcony access and mezzanine
- Viewing highly recommended

Discover a delightful waterside maisonette in the heart of Totnes, offering the perfect blend of comfort and convenience. This expansive home boasts three well-proportioned bedrooms, with the main bedroom being a true highlight, offering lovely river views that capture the essence of tranquillity.





The spacious lounge, filled with natural light, features access to a part-enclosed balcony where you can enjoy stunning views over the River down towards Baltic Wharfe. Its mezzanine adds a unique charm, creating additional space for a studio or a private office area. Perfect for entertaining, the lounge opens on to the balcony – ideal for unwinding after a long day.

The property is equipped with a thoughtfully designed family bathroom and a separate W.C to meet all your family's needs. A fitted kitchen makes completes the accommodation.

Location is key, and this maisonette is ideally situated in a central town area, providing easy access to all the local amenities Totnes has to offer. From quaint shops to delightful cafes, everything is just a short stroll away. For those needing additional storage or parking, the single garage, located in a covered area on the ground floor, offers an excellent solution.

9 Waterside House is leasehold.

999 years from 16.01.26.



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Service charge, including ground rent and building insurance: £3221.16 per annum.

Council Tax band: E – South Hams District Council.

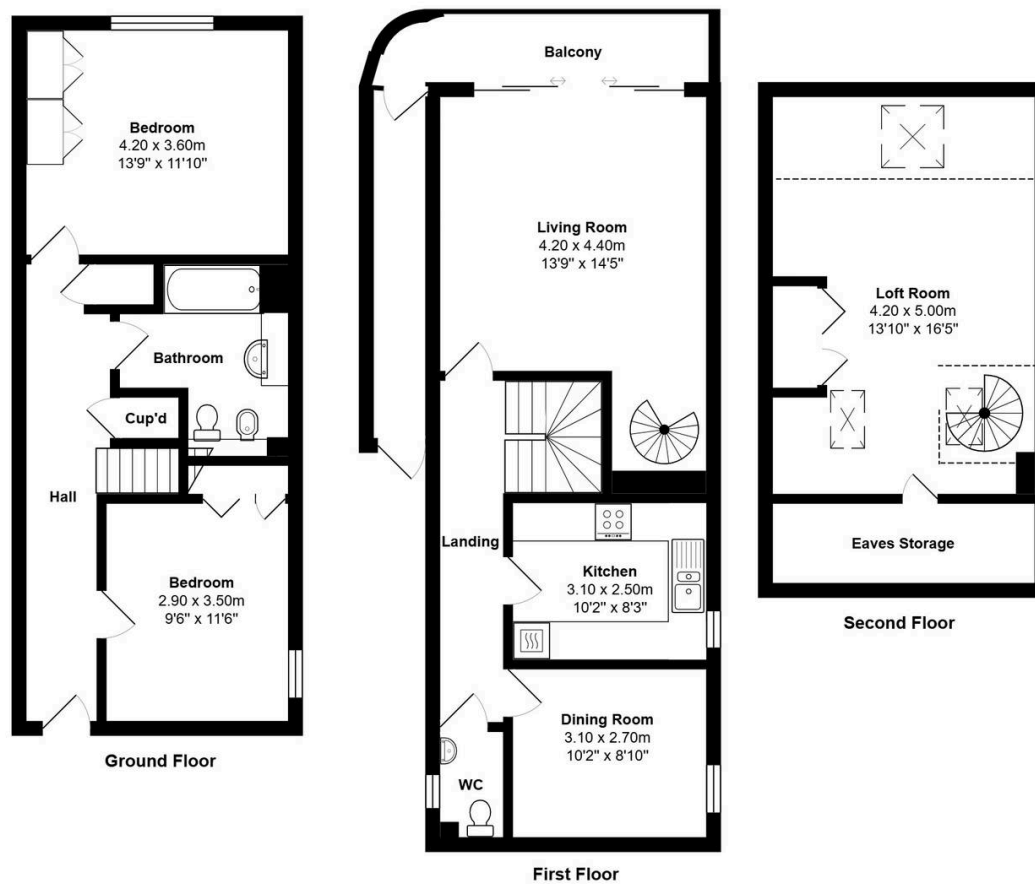
This maisonette is offered with no onward chain, promising a smooth transition to your new home. With its superb location and exquisite features, viewing is highly recommended to fully appreciate all this property has to offer.

Whether you are seeking a serene abode or a lively base in the town centre, this home presents the perfect opportunity to embrace the Totnes lifestyle at its finest. Don't miss the chance to make this remarkable maisonette your own!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	69	70
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		





9 Waterside House, The Plains, Totnes
 Total Area: 136.2 m² ... 1466 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Woods Homes

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