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Flat 1 Redhills



A38 6 miles; Torbay 6 miles; Exeter 29 miles

**An exceptionally well presented three bedroom ground floor apartment with private terrace, allocated parking, garaging and far-reaching rural views**

- Elevated position with far-reaching views
- Spacious ground floor apartment
- Large open plan living space
- Private full length terrace
- Three double bedrooms (2 en suites)
- Well-maintained communal gardens
- Single garage and allocated parking
- Underfloor heating throughout
- Freehold
- Council tax band E

**Guide Price £685,000**

### SITUATION

Redhills occupies an enviable elevated position towards the top of Jubilee Road in the sought-after Bridgetown area of Totnes. From this vantage point there are superb westerly views across the Dart Valley, the surrounding South Hams countryside and towards Dartmoor in the distance.

Totnes is a vibrant and historic market town offering a wide range of independent shops, cafés and amenities, together with a mainline railway station providing direct links to London Paddington. The A38 Devon Expressway is also within easy reach, providing swift access to Exeter and Plymouth, whilst the coastline at Torbay lies a short drive away.

### DESCRIPTION

Enjoying a peaceful yet highly convenient setting, this impressive ground floor apartment forms part of an exclusive development and offers a superb balance of contemporary comfort and scenic surroundings. The property is particularly notable for its generous proportions, excellent natural light and seamless connection to the outside space, with multiple openings onto a private terrace that takes full advantage of the far-reaching views.

The apartment combines modern design with practical living, further enhanced by underfloor heating throughout and well-maintained communal areas, creating an ideal home for both permanent residence and lock-up-and-leave use.

### ACCOMMODATION

The property is approached via a secure communal entrance with lift and stair access leading to the apartment. The front door opens into a spacious entrance hall, from which the principal accommodation flows. Double doors lead into a large open plan kitchen, sitting and dining room, arranged to maximise light and outlook, with direct access onto the terrace.

The principal bedroom suite is positioned to one side of the apartment and benefits from fitted storage and an en suite shower room. Two further double bedrooms are located along

the hallway, one of which also enjoys en suite facilities, with a separate family bathroom serving the remainder. A utility room and a range of built-in storage cupboards complete the internal layout.

### OUTSIDE

The property is approached via a shared driveway leading to the residents' parking area. The apartment benefits from an allocated parking space together with a private single garage.

From the parking area, a pathway leads through the communal gardens to the apartment's private entrance and terrace. The private paved terrace extends along the length of the apartment, providing an excellent space for outdoor dining and relaxation, whilst enjoying the open views across the surrounding countryside.

The communal gardens are attractively landscaped and well maintained, offering further areas in which to sit and enjoy the setting.

### TENURE

Leasehold, 999 years from 1 January 2009 (c. 985 years remaining)

Service charge approximately £4,700 per annum, covering communal maintenance, buildings insurance and grounds upkeep.

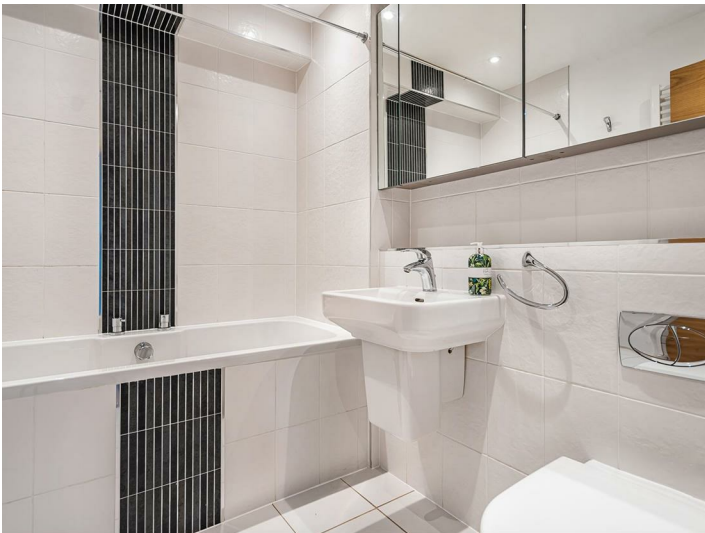
### SERVICES

Mains gas, electricity, water and drainage. Gas-fired underfloor heating throughout.

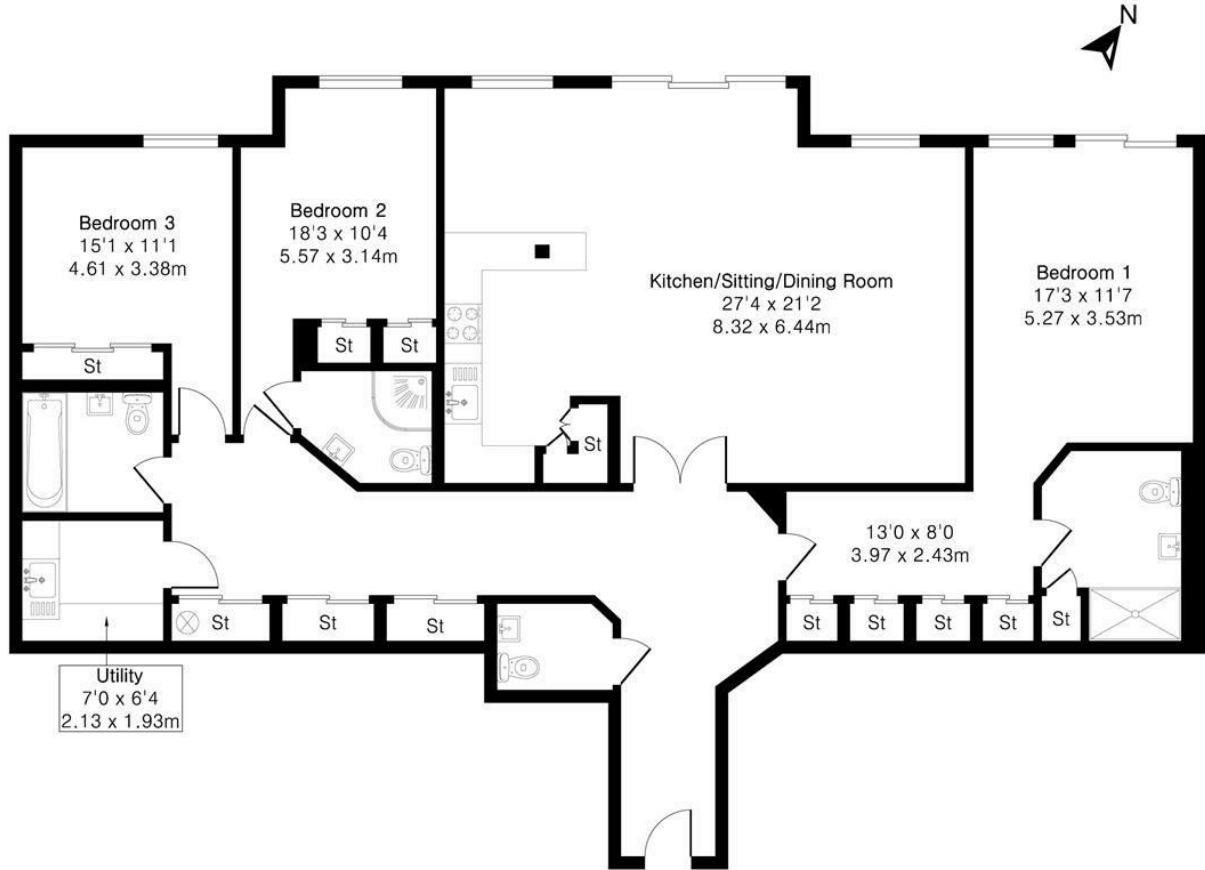
According to Ofcom, ultrafast broadband is available with speeds up to 1000 Mbps and mobile coverage is predicted to be good outdoors across all major networks, with variable coverage indoors depending on provider.

### DIRECTIONS

From the centre of Totnes, proceed along the A381 towards Paignton, climbing Bridgetown Hill. Near the top of the hill, turn left into Jubilee Road just before Blackpost Lane. Continue along Jubilee Road and Redhills will be found on the right-hand side after a short distance.



## Approximate Gross Internal Area 1764 sq ft - 164 sq m



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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
<small>(Not a rating) - lowest energy costs</small>			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>(Not a rating) - higher energy costs</small>			
England & Wales		EU Directive 2002/91/EC	

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