5 The Malthouse

5, The Malthouse, New Walk, Totnes, Devon TQ9 5YY

A38 6 miles; Exeter 28 miles; Plymouth 23 miles

A level ground floor apartment in central Totnes, two bedrooms and no onward chain

- Well appointed ground floor apartment
- Quiet residential area on the level
- Short walk to Totnes town centre
- Two bedrooms
- Separate kitchen
- Modern shower room
- Ideal downsize or lock-up-and-leave
- No onward chain
- Leasehold
- Council tax band C

Guide Price £180,000

SITUATION

Set on New Walk, a level stroll from the River Dart and the historic high street, this address places everyday amenities, independent shops, cafés and leisure facilities within easy reach. Totnes has a well regarded choice of schools and a lively cultural scene, with riverside walks and boating on the doorstep.

The town offers main line rail services to London Paddington, while the A38 Devon Expressway lies about six miles away for swift access to Exeter, Plymouth, Dartmoor and the South Hams coastline. The Malthouse itself is a sought after and well maintained conversion of former waterside warehouses, enjoying a central setting in one of Totnes' most attractive riverside quarters.

DESCRIPTION

Part of The Malthouse, a respected conversion on New Walk, this ground floor apartment combines level access with a central Totnes address moments from the river and high street. The setting is well maintained and regarded, giving a relaxed, low maintenance way of living.

Clean finishes and good natural light provide a calm, neutral backdrop that will work with a range of styles. Well suited as a town base, a downsize or a lock up and leave. Offered with no onward chain.

ACCOMMODATION

A communal entrance opens to a private hall with useful storage that connects the living spaces. The sitting room provides comfortable proportions for both seating and dining, while the separate kitchen is arranged with fitted cabinetry, work surfaces and space for appliances.

Two bedrooms sit off the hall, served by a modern shower room with a generous run of vanity storage.

OUTSIDE

The development includes a communal patio for residents and a secure bicycle storage area. Residents on-street parking or seasonal permits for nearby car parks.

SERVICES

Mains electricity, water and drainage. Economy 7 Dimplex Quantum smart night storage heaters. According to Ofcom ultrafast broadband and likely mobile coverage available.

TENURE

The property is leasehold, held on a 199-year lease from 1 January 1987, with approximately 159 years remaining.

The annual ground rent is £44.42, payable annually. The service charge is £495.36 per quarter (£1,981.44 per annum).

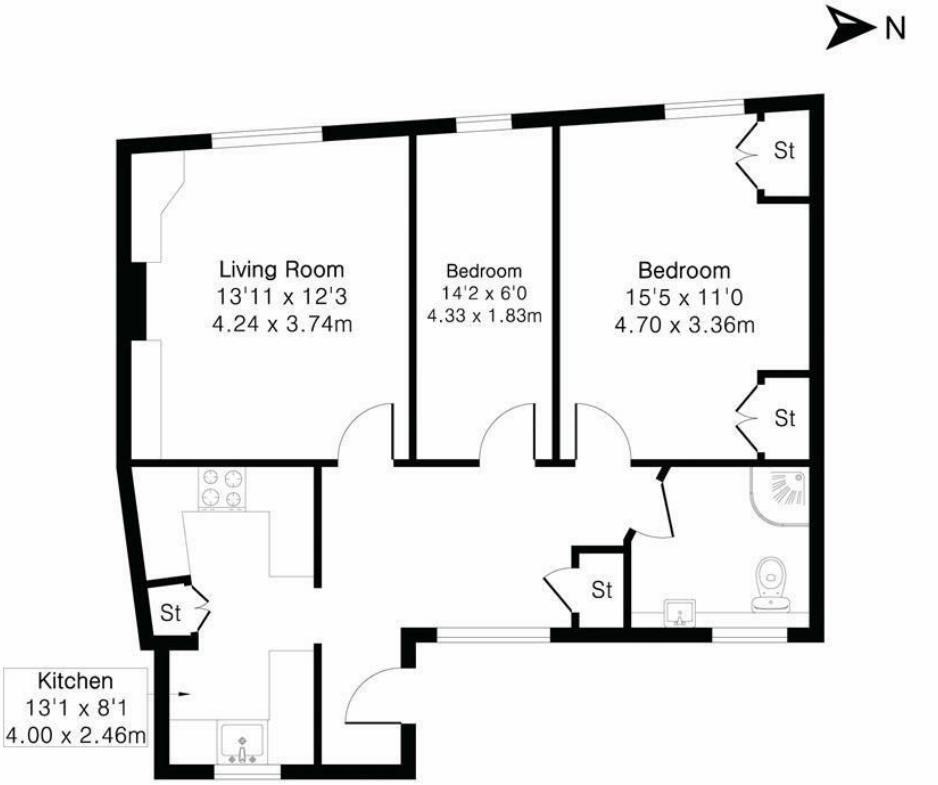
The development is managed by Carrick Johnson, 184 Union Street, Torquay, TQ2 5QP. Tel: 01803 389211.

DIRECTIONS

From Stags' Totnes office, walk along Coronation Road and cross at the roundabout towards the Waterside Bistro. Continue onto New Walk and The Malthouse will be seen on the left. Apartment 5 is reached via the main communal entrance

MARGO

Approximate Gross Internal Area 714 sq ft - 66 sq m



Ground Floor

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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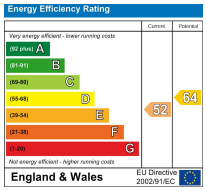
STAGS



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