

23 APPLE WHARF TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

23 Apple Wharf

Totnes | Devon | TQ9 5QL

AT A GLANCE

A spacious third-floor apartment with three double bedrooms, vaulted living space, a Juliet balcony and elevated views across the River Dart. Set within historic Apple Wharf in the heart of Totnes, it also offers lift access and secure entry.

THE PROPERTY

Enjoy elevated views across the River Dart from this spacious third-floor apartment in Apple Wharf, positioned within a level walk of Totnes town centre. The property combines generous proportions with characterful rooflines and flexible living space.

The centrepiece is the impressive living and dining room, where a vaulted ceiling and exposed, white-painted roof trusses create a striking sense of height. French doors open onto a Juliet balcony overlooking the river and surrounding trees, providing a peaceful backdrop for relaxing, dining and entertaining. A separate fitted kitchen offers plenty of cabinetry and practical worktop space.

ACCOMMODATION

Three double bedrooms provide excellent flexibility, with one currently arranged as a study to demonstrate how easily the accommodation can support working from home. A bathroom with a bath and separate shower, an additional WC and useful storage complete the layout.

LOCATION

Apple Wharf's story is rooted in the Grade II-listed former Holman's Warehouse, a mid-19th-century riverside building since transformed for residential use. The development provides a secure communal entrance and lift access. The apartment is held on a leasehold basis, with a share of freehold.

From here, you can stroll into Totnes for its independent shops, cafés, restaurants and everyday amenities, enjoy walks beside the Dart or reach the town's mainline railway station with ease.

Totnes Office

01803 847979 | totnes@marchandpetit.co.uk

Waterside House, The Plains, Totnes TQ9 5YS



Property Details

Services:	Mains electricity, water, and drainage.
EPC Rating:	Current: E (43) Potential: D (62)
Council Tax:	Band D
Tenure:	Leasehold (964 years remaining) and Share of Freehold
Charges:	£270 pcm (approx) No ground rent. Further details available upon enquiry
Authority:	South Hams District Council

Key Features

- Third-floor three-bedroom apartment
- Three well-proportioned double bedrooms
- Vaulted living and dining room with exposed trusses
- Juliet balcony and elevated River Dart views
- Bathroom, separate WC and useful storage
- Secure entry and lift access
- Level walk from central Totnes

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

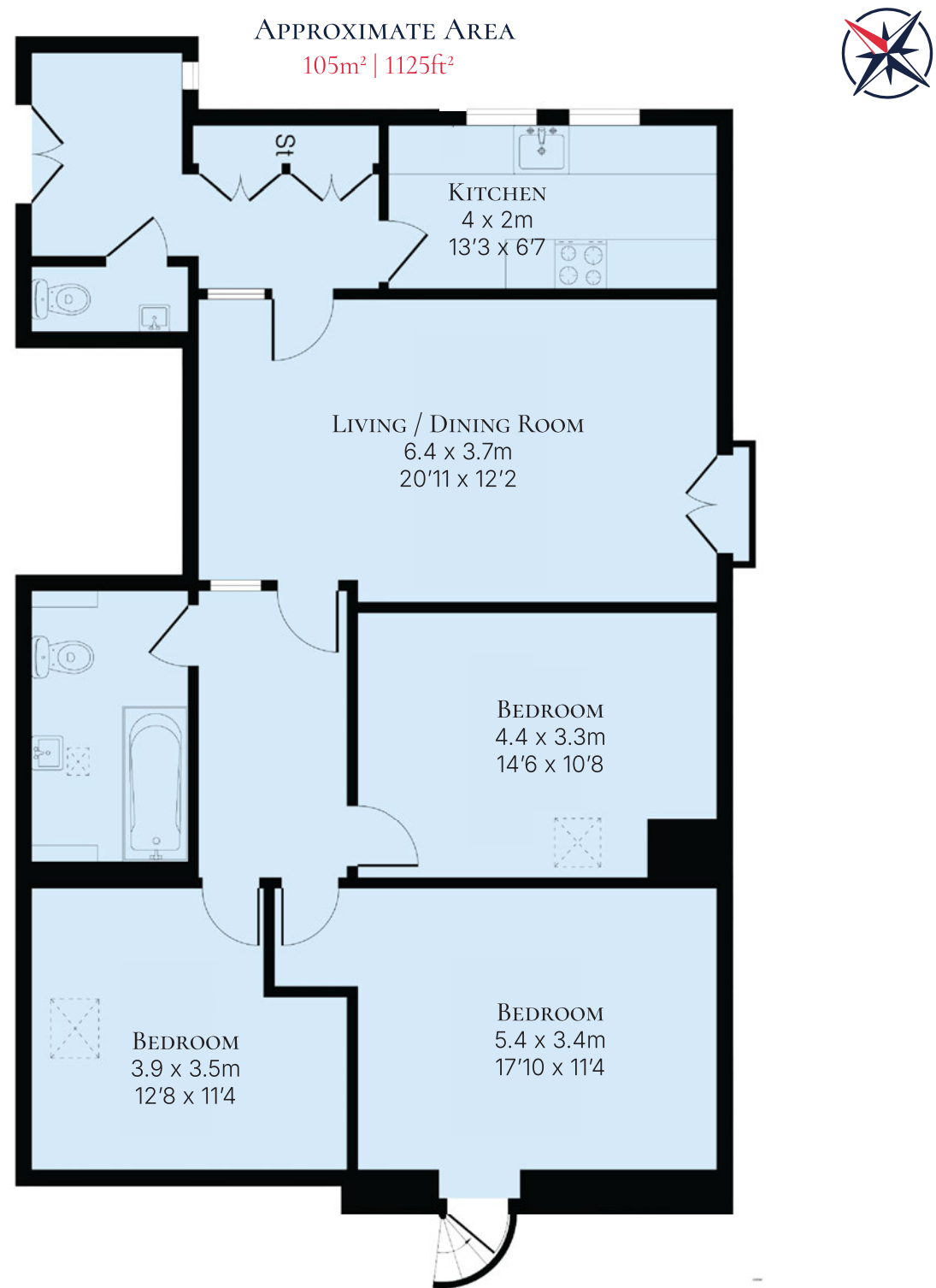
From the Marchand Petit office, turn left onto New Walk and continue for approximately 150 yards. The entrance arch to the building will be on your left. Once inside the courtyard, the entrance to the building is on the right.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes Office.
Tel: 01803 847979



FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.