



50b, Fore Street

RENDELLS

50B, Fore Street

Totnes, Devon, TQ9 5RP

Tucked away in the heart of Totnes is this beautifully presented two-bedroom apartment, combining attractive period features with a stylish and considered modern finish. The property offers well-proportioned and versatile accommodation, centred around an impressive open-plan living space, alongside two double bedrooms and a well-appointed family bathroom.

Ideally positioned for enjoying everything Totnes has to offer, the property is just moments from the town's independent shops, artisan coffee shops, restaurants and everyday amenities, with the mainline railway station also within easy reach. Despite its central setting, the apartment enjoys a sense of privacy and tranquillity, while the rare addition of allocated parking further enhances its appeal.

- Prime Totnes location
- Beautifully presented throughout
- Character period features
- Wood-burning stove
- Stylish fitted kitchen
- Allocated private parking
- A Warm, Natural Colour Palette

Guide Price of £300,000 to 310,000

The Situation

Totnes is a vibrant and historic market town situated in the heart of the South Hams. The area is renowned for its outstanding natural beauty, with Dartmoor National Park approximately ten miles to the north and the South Devon coastline and beaches approximately ten miles to the south.

The town itself is particularly well known for its independent character, with a thriving market, a wide selection of independent shops, cafés, restaurants, inns and everyday amenities. Totnes also benefits from a mainline railway station, providing direct connections towards London and Exeter, together with excellent road access to the A38 Devon Expressway, linking Plymouth and Exeter and onwards to the M5.

The area is well served by a number of highly regarded primary and secondary schools, while the surrounding South Hams countryside provides an exceptional setting for walking, cycling and enjoying the coast and countryside.





The Accommodation

Porch

A welcoming entrance porch provides a useful transition into the apartment, with built-in cabinetry offering excellent storage for coats, shoes and other everyday belongings. The space creates a natural separation between the outside world and the accommodation beyond.

The Living Space

The principal living area is a particularly appealing feature of the property, arranged as a generous L-shaped open-plan space which lends itself equally well to relaxed evenings and entertaining.

The sitting area is finished in crisp neutral tones, complemented by traditional herringbone oak flooring and a wood-burning stove set within an attractive stone fireplace. Bespoke-style built-in cabinetry and shelving provide useful storage while adding character to the room.

The dining area flows naturally from the sitting room, creating a sociable and versatile space for both everyday dining and entertaining. Beyond this, the kitchen has been thoughtfully fitted with a neutral gloss cabinetry and warm oak worktops, providing ample storage alongside an integral electric oven, gas hob and extractor fan.

A ceramic sink with mixer tap sits beneath the neutral finishes, while wood panelling and traditional-style flooring add warmth and texture. A cleverly designed shelving unit provides an attractive and practical solution for frequently used cooking ingredients, while space is also provided for a washing machine.

Inner Hall

The inner hall provides a clear division between the principal living areas and the bedrooms and bathroom beyond. The vendors have made particularly good use of this space, incorporating useful storage together with a traditional-style clothes airer, adding a charming and practical touch to the apartment.

Principal Bedroom

A calm and restful principal bedroom, beautifully finished in soft off-white tones with a light carpet which enhances the sense of space and complements the period character of the property.

The generous floor area provides considerable flexibility for freestanding bedroom furniture, creating a comfortable and well-proportioned principal bedroom with a peaceful ambience.





Bedroom Two

The second bedroom is generous enough to function comfortably as a principal bedroom in its own right. With good floor space and attractive neutral décor, the room feels bright and welcoming, while its proportions allow for a variety of uses.

It would make an excellent guest bedroom, although the space could equally lend itself to a generous home office or study, depending on the requirements of the next owner.

Bathroom

The bathroom is finished in a clean and understated style, with a panelled bath incorporating an overhead shower and folding glass screen. White wall tiling provides a fresh backdrop, complemented by warmer, earthy tones elsewhere in the room.

The suite comprises a WC and pedestal wash basin with useful undersink storage, together with a chrome heated towel rail completing the space.

The External Spaces

One of the property's particularly noteworthy features is its allocated parking space, located just beside the rear gate of the apartment. Allocated parking in such a central Totnes location is a valuable and relatively uncommon benefit, adding considerably to the property's practicality.

The property also enjoys use of a well-maintained shared garden, providing a pleasant and tranquil outdoor space within easy reach of the apartment. A further benefit is the provision of a private outside shed, offering useful additional storage.

Tenure

Lease: 950 years left (11/11/2976)

Services Charge:

Ground Rent:

Services

Mains electricity, mains water, mains drainage, mains gas (New boiler installed Feb 2026)

Council Tax

Band B.

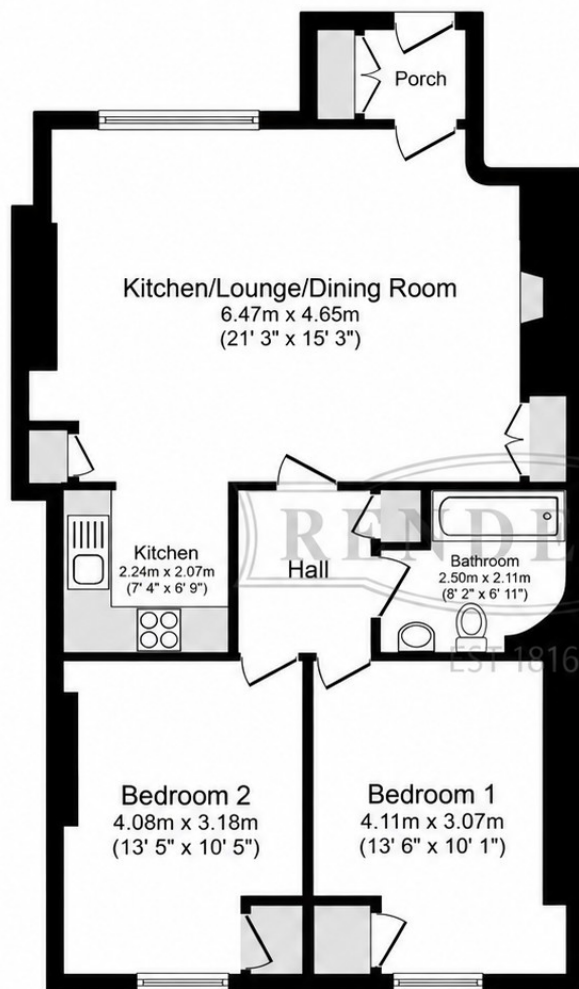
Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Strictly by telephone appointment through Rendells Estate Agents Totnes.

Mileages

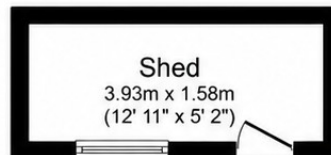
Plymouth approx. 23.2 miles, Exeter approx. 28.6 miles (London Paddington via Totnes Train Station approx. 2.45 hours).



Floor Plan

Total floor area 80.3 m² (864 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Outbuilding



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57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk



www.rendells.co.uk

