

SEYMOUR PLACE TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

Offered to the market with no onward chain, a beautifully presented one bedroom apartment situated within easy striking distance of the High Street and other amenities.

Entrance door opens into a small hallway giving access to the modern bathroom, and door through to an open plan sitting room/ kitchen. The main feature of the sitting room being the fireplace, with exposed stone wall and oak beam fitted with a log burner. The kitchen offers contemporary wall and base units along with integrated appliances and space for a table and chairs. A small hallway leads through to a double bedroom with fitted wardrobe space and WC, a door from the bedroom leads to small courtyard with space for a table and chairs.

Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.



PROPERTY DETAILS

Property Address

9A, Seymour Place, Totnes, Devon,

Mileages

Exeter 26 miles Plymouth 19 miles
Newton Abbot 7 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: 69, Potential: 74

Council Tax Band

A

Tenure

Leasehold, 999 years from 20/11/1987. Ground rent £25. Annual insurance to be paid in October with premium agreed between freeholder and leaseholder beforehand. Any maintenance to the whole building is costed and agreed to proceed between the freeholder and leaseholder.

Authority

South Hams District Council

Key Features

- NO CHAIN
- Convenient location
- Easy access to Totnes High Street and amenities
- 1 bedroom apartment
- Beautifully presented throughout
- Low maintenance small courtyard

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.

Viewing

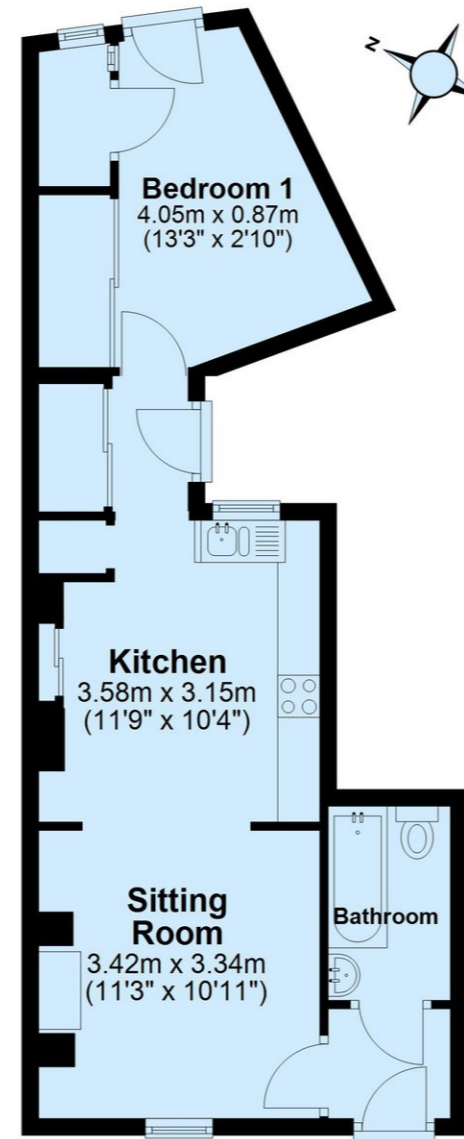
Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOORPLAN

Ground Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 44.2 sq. metres (476.0 sq. feet)

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.

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01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
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Lettings
01548 855599

Prime Waterfront & Country House
01548 855590