STAGS



20 Applewharf

20 Applewharf, The Plains, Totnes, Devon, TQ9 5QL







A38 6 miles; Newton Abbot 9 miles; Plymouth 24 miles

A well-presented two bedroom apartment with private parking, enjoying an elevated position within this sought-after riverside development in the heart of Totnes

- Well-presented & spacious two bedroom apartment
- Elevated second floor position with lift access
- Light living room with Juliet balcony
- Modern fitted kitchen and shower room
- Useful built-in storage throughout
- Private allocated parking space
- Sought-after riverside development
- Short walk to Totnes town centre and amenities
- Leasehold
- Council tax band C

Guide Price £218,500

SITUATION

Applewharf is situated in the heart of Totnes, a vibrant and characterful market town known for its independent shops, cafes and strong community atmosphere. The town offers a wide range of everyday amenities including supermarkets, schooling and a mainline railway station with direct services to London Paddington. Scenic riverside walks and Totnes Castle are close at hand, while the A38 Devon Expressway lies approximately 6 miles away, providing convenient access to Exeter and Plymouth.

DESCRIPTION

This well-presented and spacious two bedroom apartment occupies an elevated position within the sought-after Applewharf development, enjoying a pleasant outlook across Totnes and towards the surrounding countryside. The property offers light, well-proportioned accommodation with modern fittings and the benefit of private parking, making it well suited as a main residence, investment or low-maintenance town base within easy reach of the town centre and riverside walks.

ACCOMMODATION

The apartment is accessed via a communal entrance with lift or stair access to the second floor. A private front door opens into a central entrance hall with useful built-in storage.

The living room is a bright and comfortable space with a Juliet balcony and room for both seating and dining furniture. The adjoining kitchen is fitted with a modern range of units and integrated appliances.

There are two double bedrooms, the principal bedroom benefiting from built-in wardrobes, together with a modern shower room fitted with a walk-in shower, wash hand basin and WC.

OUTSIDE

The approach to Applewharf is via The Plains, passing under the archway into the central courtyard. The apartment benefits from a private allocated parking space situated to the side of the building, a valuable feature in this central location.

Communal areas are well maintained, with access to refuse and bicycle storage. The wider riverside setting provides an attractive backdrop with nearby waterside walks.

SERVICES

Mains electricity and water are connected. Electric night storage heating.

According to Ofcom, superfast broadband speeds of up to 100Mbps are available. Major mobile network providers are available.

Flood Zone Level 3. It is understood that the property has not experienced flooding with the classification relating to proximity to the river.

TENURE

Lease: 963 years remaining. No ground rent for the apartment, however, the parking space is liable for a total ground rent of £50 per annum. Service charge £2104.00 per annum, paid quarterly.

DIRECTIONS

From the Stags Totnes office proceed to the mini roundabout and continue straight ahead into The Plains. Continue in a southerly direction where Applewharf will be found on the left-hand side. Pass under the archway into the courtyard and follow the access to the main entrance, where lift and stair access lead to the apartment.











Approximate Gross Internal Area
88.5 sq m / 953 sq ft

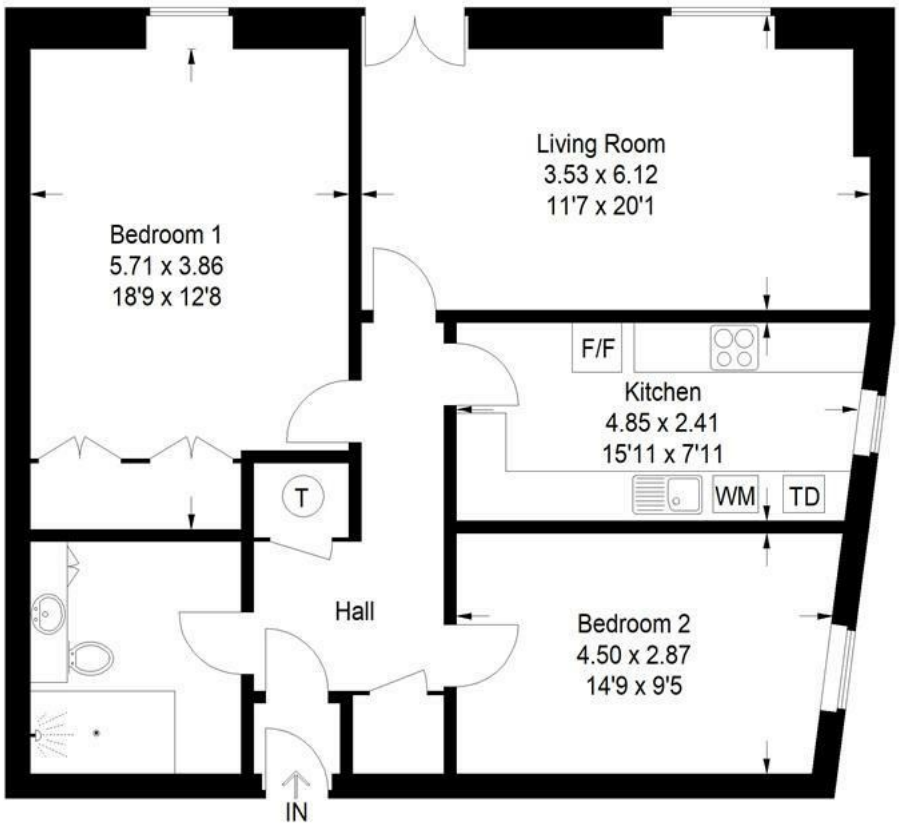
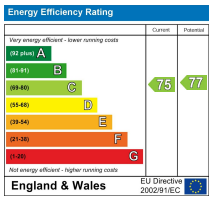


Illustration for identification purposes only,
measurements are approximate, not to scale.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 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.

STAGS



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