

FLAT 1, REDHILLS TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FLAT 1, REDHILLS

Set within Redhills, an impressive residential development occupying an elevated position above Totnes, Flat 1 is a generously proportioned three-bedroom apartment with an exceptional outlook across the rolling South Devon countryside. Arranged on the garden level, the property combines light-filled, lateral accommodation with direct access to a private terrace and the extensive communal grounds beyond. The result is an inviting home where the landscape forms a constant backdrop to daily life.

The approach sets an appealing tone, with a gated entrance opening onto a sweeping driveway framed by established planting and attractive stone and brick boundary walls. A distinctive glazed entrance leads into the building, where a lift and communal hall provide convenient access to the apartment. Inside, a broad hallway links the principal rooms in a clear, practical arrangement.

At the heart of the home is the expansive open-plan kitchen, sitting and dining room. Its generous scale allows each area to feel distinct while retaining an easy sociability, equally suited to quiet mornings, informal suppers and larger gatherings. The sitting area offers ample space for comfortable seating and includes a contemporary wall-mounted fire, while broad windows draw in natural light and frame far-reaching rural views. The dining area is positioned beside wide glazed doors opening directly onto the terrace, creating a seamless connection with the garden. The kitchen is well integrated into the room with a generous U-shaped layout providing plentiful preparation and storage space, complemented by integrated cooking appliances and a stainless-steel splashback and extractor. There is a separate utility room, fitted with further cupboards, a sink and space for laundry appliances, keeping household tasks neatly away from the main living area.

Bedroom one is a spacious room with glazed doors opening onto the terrace and garden and also benefits from an ensuite shower room. Bedroom two is another notably generous double with ensuite, and bedroom three is a comfortable double room with a window overlooking the grounds. This flexible space could equally serve as an elegant study, library or hobby room for those wishing to work from home. The accommodation is completed by a separate bathroom and an additional cloakroom.

Outside, the private paved terrace is bordered by richly planted beds containing spring bulbs and established shrubs. It opens onto the communal lawn, from which the uninterrupted country views can be fully appreciated. The grounds feel wonderfully open yet well tended, offering space to sit, stroll and enjoy the changing seasons. There is also a garage and parking.

Redhills occupies a desirable position on Jubilee Road, within reach of Totnes town centre. Renowned for its independent spirit, Totnes offers an eclectic selection of shops, cafés, restaurants and galleries, together with a regular market, riverside walks and historic landmarks. The town has primary and secondary schools, leisure and everyday amenities, while Totnes railway station provides mainline connections towards Exeter, Plymouth, Bristol and London Paddington. The River Dart, South Hams countryside and South Devon coast are all readily accessible, making this an excellent base for enjoying town, coast and country.





KEY FEATURES

- Spacious garden-level apartment within Redhills
- Elevated setting with far-reaching countryside views
- Three generously proportioned double bedrooms
- Expansive open-plan kitchen, sitting and dining room
- Direct access from the living space to a private terrace
- Landscaped communal gardens with broad lawns
- Convenient for Totnes town centre and mainline station





PROPERTY DETAILS

Property Address

Flat 1, Redhills, Totnes, Devon, TQ9 5BP

Mileages

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

Services

Mains electric and water. Drainage via septic tank. Gas central heating.

EPC Rating

Current: C, Potential: C

Council Tax Band

F

Tenure

Leasehold 999 years from 1 January 2009 (c. 985 years remaining)
Service charge approximately £4,700 per annum, covering communal
maintenance, buildings insurance and grounds upkeep.

Authority

South Hams District Council

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

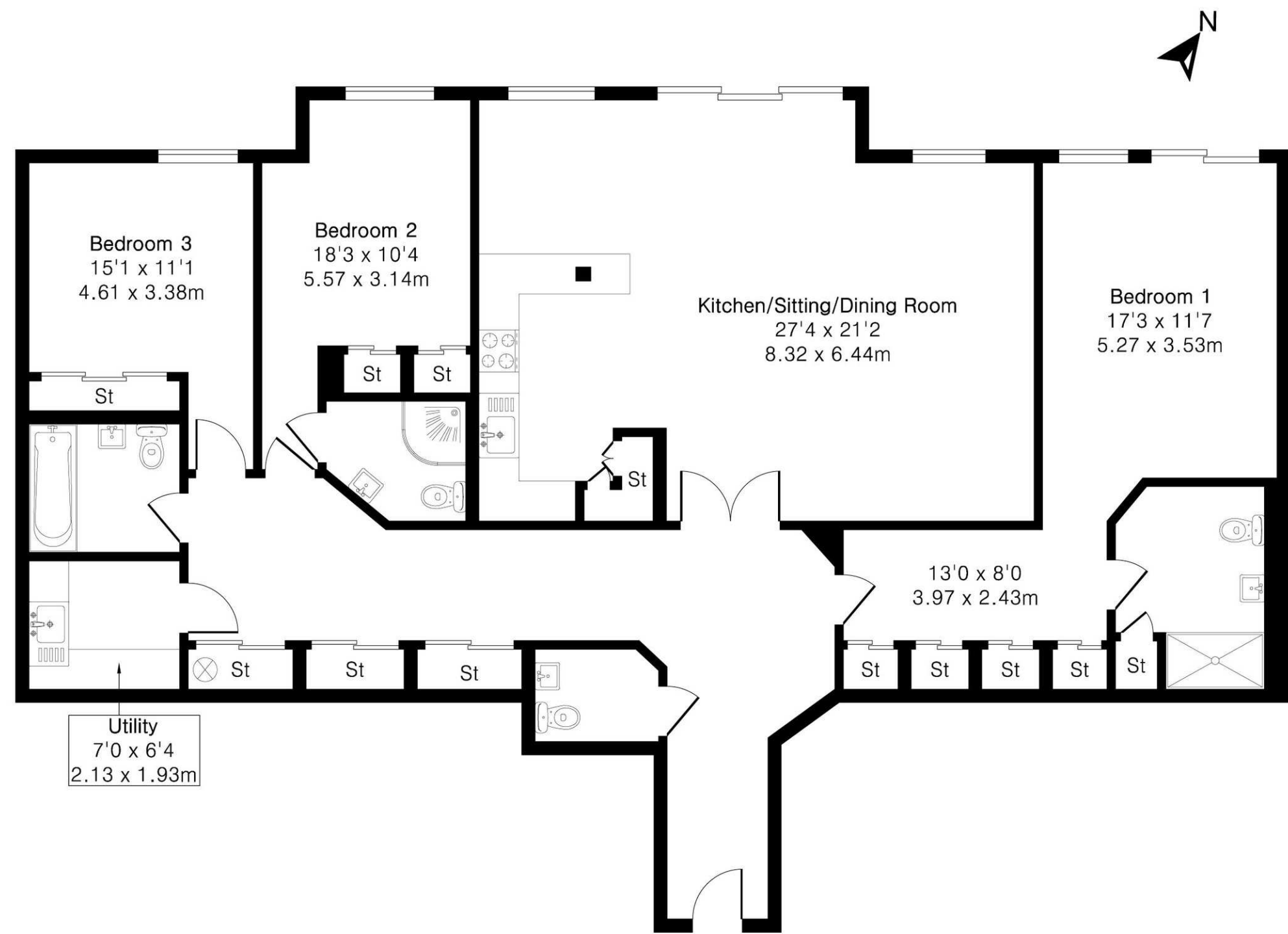
Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803
847979.



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FLOOR PLAN

Approximate Gross Internal Area 1764 sq ft - 164 sq m





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