

64A High Street

64A, High Street, Totnes, TQ9 5SQ







Totnes (Train Station): 0.5 miles | Dartmouth: 13 miles | Exeter: 29 miles

A characterful Grade II listed, two-bedroom apartment in the heart of Totnes, with a vaulted living space, private terrace and views towards the castle

- Central Totnes High Street setting
- Grade II listed character
- Impressive vaulted living space
- Exposed beams and timbers
- Two versatile bedrooms
- Views towards Totnes Castle
- Small private terrace
- Shops and cafés on the doorstep
- Leasehold
- Council tax band B

Offers In Excess Of £295,000

SITUATION

64A High Street occupies a central position among Totnes's independent shops, cafés and restaurants, with the town's markets and historic buildings close at hand. Totnes Castle rises above the High Street, while walks beside the River Dart offer a change of pace within easy reach. The town also provides schools, everyday services and a mainline railway station with connections to Exeter, Plymouth and beyond. Dartington, Dartmoor and the South Devon coast add to the area's appeal.

DESCRIPTION

Set above Totnes High Street, this distinctive apartment offers the pleasure of town-centre living within a building rich in character. Its vaulted living space, exposed timbers and generous proportions create a memorable setting for both everyday life and entertaining. Two bedrooms provide flexibility for guests or working from home, while the small private terrace offers a place to sit outside. Views towards Totnes Castle are a reminder of the historic setting, with the town's shops, cafés and restaurants on the doorstep.

ACCOMMODATION

The entrance opens into a hallway, from which the bathroom is accessed. Fitted with a bath and shower over, wash basin and WC, the bathroom also has a window.

Beyond the hall, the accommodation opens into a generous kitchen, dining and living space. The kitchen is arranged along one side, with fitted units, work surfaces and an oven and hob. There is ample room for a dining table before the space continues into the living area, where a vaulted ceiling and exposed timbers add considerable character. Windows overlooking the High Street bring natural light into the room.

Stairs rise from the main living space to the upper floor. Here, a landing gives access to two bedrooms, both set beneath the roofline. The larger bedroom has exposed timbers and a window seat, while the second bedroom has a rooflight and offers scope for use as a guest room or study.

OUTSIDE

The apartment is approached on foot from the upper end of South Street, through an alleyway and up an external staircase to the front door. There is no private driveway or garaging. The seller advises that a parking permit for a nearby street currently costs £30 per year; availability and eligibility should be checked with the issuing authority.

Immediately outside the front door is a small private terrace with space for a table and chairs. The adjacent artificial-turfed area is not part of the private terrace.

SERVICES

Mains water, drainage, electricity and gas. Gas central heating is provided by a combi boiler.

According to the Ofcom results supplied, superfast broadband is available with estimated speeds of up to 80 Mbps download and 20 Mbps upload. Mobile coverage is predicted to be good outdoors on EE, O2, Three and Vodafone. Three is also predicted to have good indoor coverage, while EE's indoor coverage is variable.

TENURE

Leasehold. The lease is for 999 years from 29th September 2001, with approximately 974 years remaining. Ground rent is £10 per annum, with no review period. There is no fixed service charge; the costs for works and buildings insurance are shared equally with the freeholder as they arise.

AGENT'S NOTE

Some internal images have been virtually staged to help illustrate how the rooms could look once furnished. These images are for guidance only and do not reflect the current condition or contents of the property.

DIRECTIONS

From Totnes town centre, make your way to the upper end of South Street. The access is numbered and can be found on the left of South Street if you are facing down the road. An alleyway take you through to an external staircase which ascends to the apartment's front door.





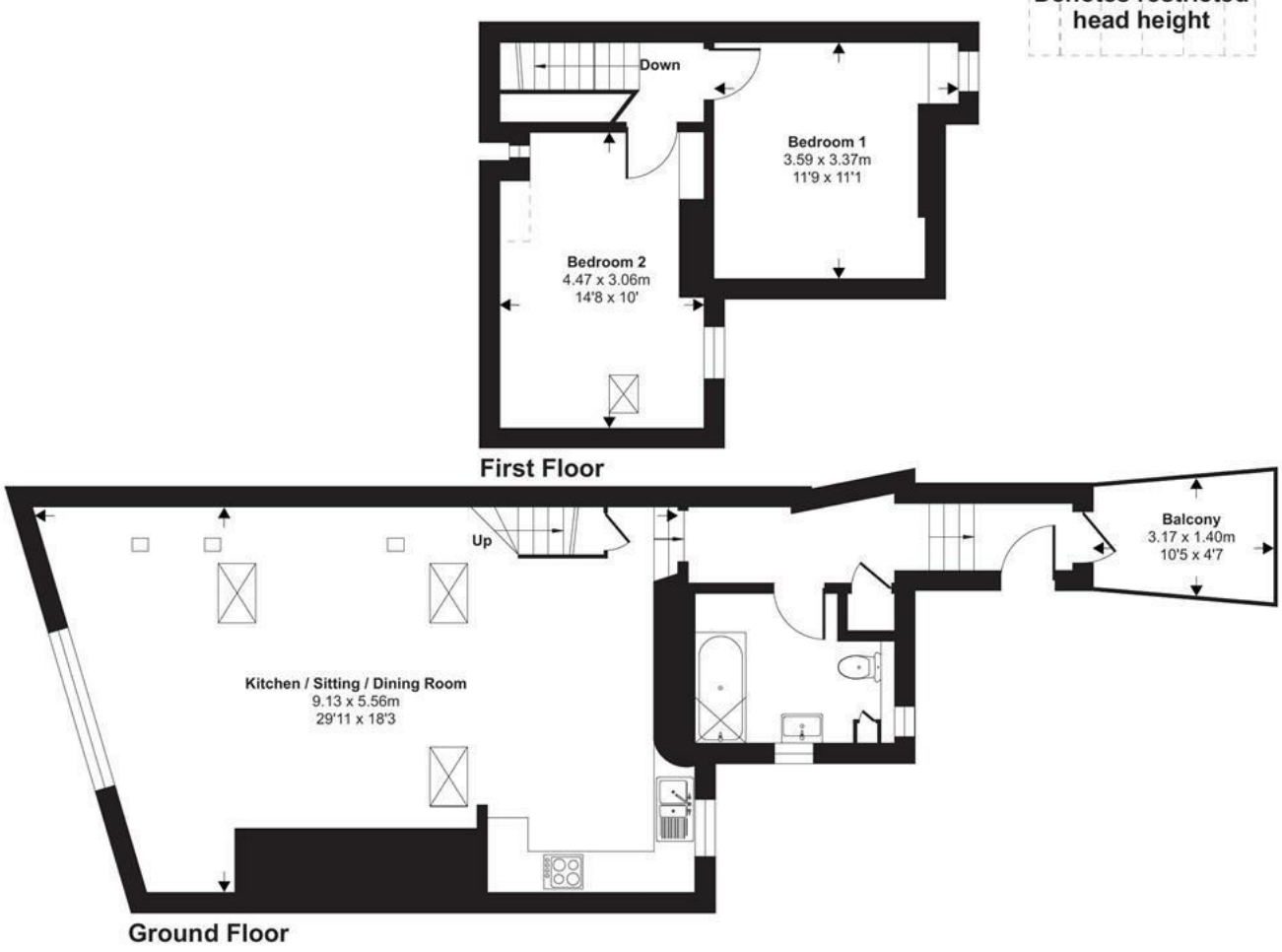






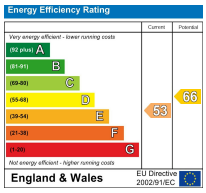
Approximate Area = 981 sq ft / 91.1 sq m
Limited Use Area(s) = 4 sq ft / 0.3 sq m
Total = 985 sq ft / 91.4 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1500819

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