



25 The Manor House

Coronation Road, Totnes, TQ9 5DF



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Guide Price of £95,000

A first-floor light and airy retirement apartment, two double bedrooms, open living/dining room with views over the inner courtyard gardens. Residents must be over the age of 60 and if a couple, one must be over 60 and the other over 55.

- A first-floor light and airy retirement apartment
- Open living/dining room
- Two double bedrooms
- Inner courtyard gardens
- Level walk to amenities
- 24-hour Appello call system

Kingsbridge (16.3 miles), Newton Abbot (8.4 miles), Dartmouth (12.7 miles), Plymouth (23.8 miles), Exeter (29.2 miles) via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

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.

Description

Flat 25 is one of 35 properties built around the Manor House. This first-floor apartment with its own private entrance is located in this level position within easy walking distance to Morrisons, the town centre and main Bus stop interchange in Totnes. Totnes main line railway station is located nearby. Residents are able to enjoy the communal residents lounge where various social activities can take place. The sites Development Manager can be contacted from various points within the apartment, when the Development Manager is off duty there is a 24-hour Appello call system. It is a condition of purchase that residents be over the age of 60 years or in the event of a couple one must be over the age of 60 and the other over 55 years.

Accommodation

Ground Floor entrance door leads to the staircase leading to the first floor.



First Floor

With Reception Hall with two useful storage cupboards for coats and off leading off to an open plan living/dining room. Kitchen with sink and drainer and a view over the inner courtyard, with a range of undercounter and wall mounted units with space for an electric oven and space for washing machine. Tiled splashbacks. Bathroom with a fully tiled surround bath with electric shower over. Hand wash basin and W.C. Useful storage cupboard. Two Bedrooms enjoying plenty of natural light, recently re-painted and carpeted. Ready to move in.

Tenure

Leasehold. Leasehold. Lease granted in March 1988 for 139 years.

Council Tax Energy Performance Certificate

Band C. Energy rating C.

Services

Mains electricity, mains water and mains drainage.

Service Charge

Service charge £3,492.00. Ground rent £300.00 per annum.

Agents Note

Residents must be over the age of 60 and if a couple, one must be over 60 and the other over 55.

Local Authority

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

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

From the planes in Totnes proceed along Coronation Road towards Station Road and the entrance to the Manor House can be found on the left after the bus stop.

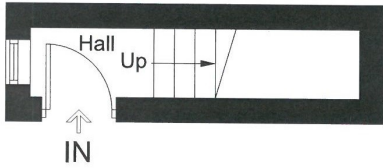
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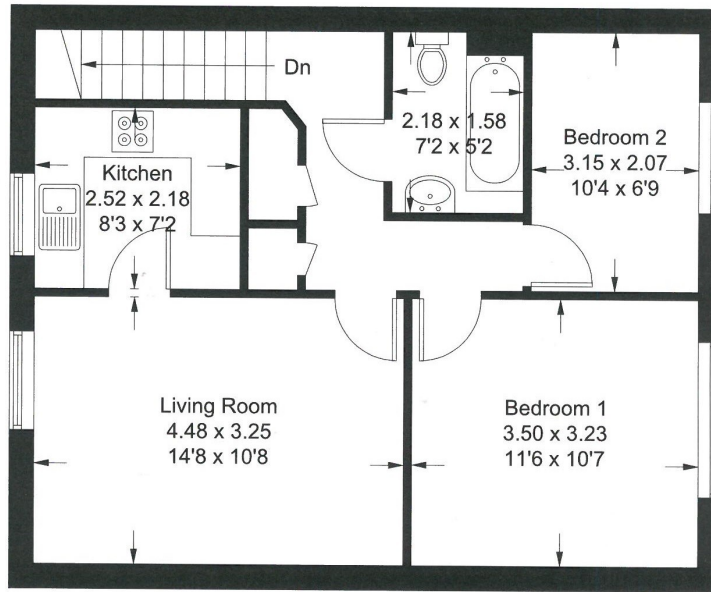
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 55.0 sq m / 592 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132276)



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