



Flat 1 88 High Street



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

Spacious first floor two bedroom character apartment in the centre of Totnes

- Grade II listed
- No onward chain
- Spacious apartment in Totnes town centre
- Entrance hallway with storage space
- Generous sitting room with decorative fireplace
- Open plan kitchen / breakfast room
- Two double bedrooms with built-in wardrobes
- Nearby amenities, riverside, and landmarks
- Leasehold
- Council tax band A

Guide Price £260,000

SITUATION

The property is located at the top of the historic market town of Totnes. Totnes is a bustling market town with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, an interesting range of galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and the A38/Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

This spacious first-floor apartment is nestled in the heart of Totnes, a vibrant market town boasting a rich cultural heritage. Enjoy the character and convenience of this delightful residence, offering easy access to local amenities, riverside walks, and historic landmarks. With its prime location and characterful appeal, this property presents an ideal opportunity for discerning buyers seeking a blend of comfort and charm in a sought-after location.

ACCOMMODATION

Spacious entrance hall that runs the length of the apartment, providing ample space for coat hanging and storage. The inviting sitting room, featuring a generous layout and a decorative fireplace adorned with a marble mantel and hearth, complemented by a tiled surround.

Two well-proportioned bedrooms await, Bedroom 1 boasts a side aspect and convenient built-in wardrobes, while Bedroom 2 provides another comfortable space with its own side aspect view.

The kitchen/breakfast room exudes rustic charm with its slate flooring and offers a spacious dining area, perfect for casual meals or entertaining guests. Equipped with a range of modern amenities, including a 5-burner gas

hob, electric oven, butler sink, and ample storage provided by base units and shelving. This functional space also accommodates appliances such as a dishwasher, washing machine, and fridge.

Completing the accommodation, the bathroom features a classic white suite and includes a shower attachment over the bath, alongside a built-in cupboard for convenient storage solutions.

SERVICES

Mains water, gas and electricity. Gas fired central heating.

TENURE

Leasehold 960 years remaining. Ground rent £40 per annum. Service charge £160 per quarter. Management company run by Stratton Creber.

INVESTMENT OPPORTUNITY

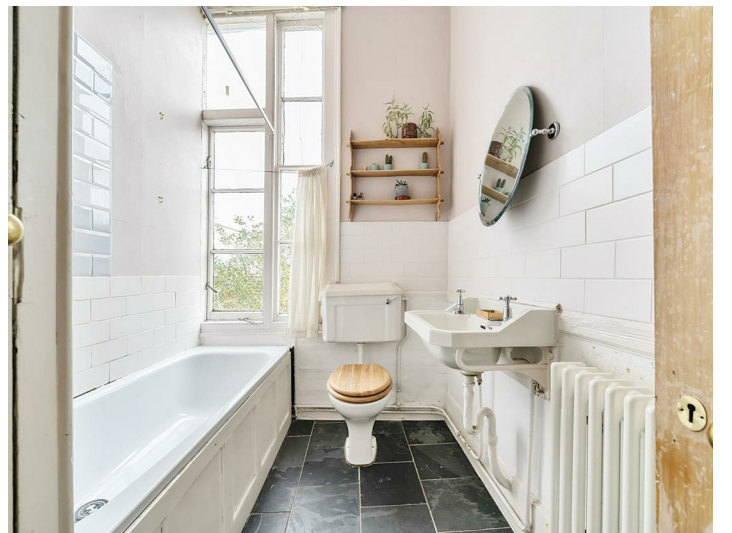
This property was previously rented at a rate of £1,050 per calendar month. For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

AGENT'S NOTE

The photographs used in this marketing material were taken during a previous tenancy and are provided for indicative purposes only. The property is now vacant, and its current condition may differ slightly from that shown.

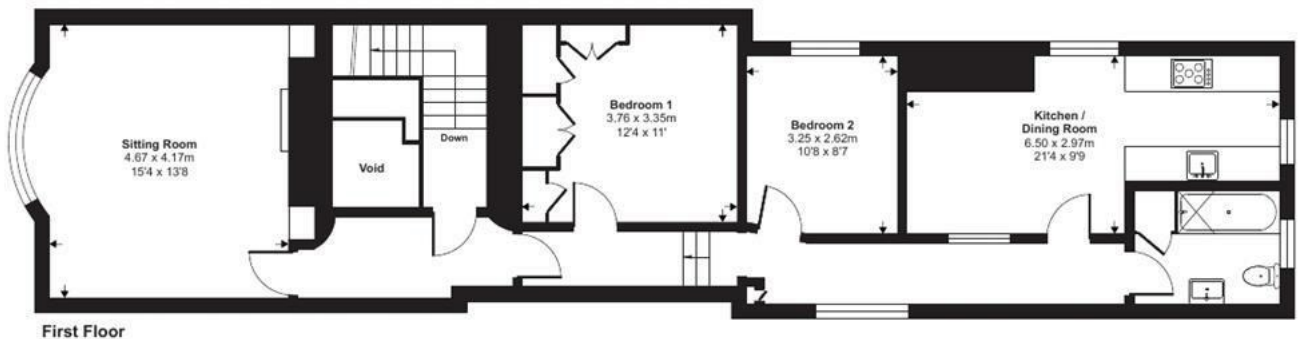
DIRECTIONS

From the Stags office, turn left and walk to the crossing. Cross the main road and continue through the alley beside the Seven Stars Hotel into Fore Street. Turn right, proceed under the arch into High Street, and continue up into The Narrows. The property will be found on the left, just before the Oxfam shop. The front door is clearly marked 88, with the flat on the first floor.



Approximate Area = 1053 sq ft / 97.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1110140

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)		64	65
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EPC Directive 2002/91/EC

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