

Flat 5 The Old School

Flat 5 The Old School, North Street, Totnes, TQ9 5NZ







Train Station 0.3 miles | Dartington 1.2 miles | A38 6.5 miles

A beautifully presented apartment within a former school, combining striking architectural character, generous natural light and communal gardens in the historic heart of Totnes

- Historic town centre setting
- Characterful former school conversion
- Magnificent arched window
- High ceilings and timber flooring
- Beautifully presented, light-filled interiors
- Established communal gardens
- Shops and cafés close by
- Share of the freehold
- Leasehold
- Council tax band B

Guide Price £250,000

SITUATION

The Old School occupies a distinctive position on North Street, between St Mary's Church and Totnes Castle, within the town's conservation area. The High Street is close by, placing independent shops, cafés, restaurants and the town's market within easy reach. Riverside walks provide opportunities to enjoy the River Dart, while Totnes mainline railway station connects the town with Exeter, Plymouth and London Paddington. The location combines the convenience of town living with ready access to the surrounding South Devon countryside.

DESCRIPTION

Enjoy the pleasures of historic Totnes from a characterful apartment where striking architecture, generous natural light and established communal gardens create an appealing home. Forming part of a former church primary school dating from 1860, converted into apartments in the early 1980s, Flat 5 retains a distinctive sense of its origins. A magnificent arched window, high ceilings and timber flooring lend warmth and individuality to the beautifully presented interior. Its central setting offers a convenient base for enjoying the town, with the gardens providing welcome space to relax outdoors.

ACCOMMODATION

The private entrance opens into a hall, with the bathroom positioned alongside. From here, the accommodation leads through to the living space, where a substantial arched window creates an impressive focal point and brings in abundant natural light. There is space for both comfortable seating and a dining table, with timber flooring adding to the room's character.

An arched opening connects the living room with the separate kitchen. Arranged in a practical galley layout, this is fitted with wall and base cabinets, work surfaces and a sink, together with an oven, hob and extractor. There is space for domestic appliances, and a window provides natural light.

The double bedroom is accessed from the living room and incorporates fitted wardrobes. Completing the accommodation, the bathroom contains a bath with shower over, wash basin and WC. The floorplan indicates approximately 48.3 sq m of accommodation.

OUTSIDE

The property is approached from North Street, with residents' permit parking and public car parks nearby, subject to availability and eligibility.

The communal gardens provide an attractive retreat in the heart of town. Lawn, stepping-stone paths, mature planting and established borders create a leafy setting, with seating areas offering space for outdoor relaxation. Stone boundary walls complement the character of the former school building.

SERVICES

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

According to Ofcom, superfast broadband up to 67 Mbps is available and mobile coverage is good for EE, outstanding for Three, okay for O2 and poor for Vodafone.

TENURE

Leasehold with a share of the freehold. A 999-year lease commenced on 30 December 1983, with approximately 956 years remaining.

Ground Rent: £25 per annum under the terms of the lease, although this is not currently collected by the Management Company. Service Charge: £170 per month (£2,040 per annum).

All flat owners have a share in the freehold, and the Management Company has agreed not to collect the annual ground rent. Management is undertaken by Totnes Old School Development and Management Company, comprising the eight flat owners. The lease prohibits holiday letting and Airbnb use.

DIRECTIONS

On foot from Stags Totnes, follow Coronation Road and turn right at the mini roundabout onto Fore Street. Walk uphill, then turn right up the steps beneath East Gate onto Ramparts Walk. Continue past the church and Guildhall to The Old School entrance on the left.

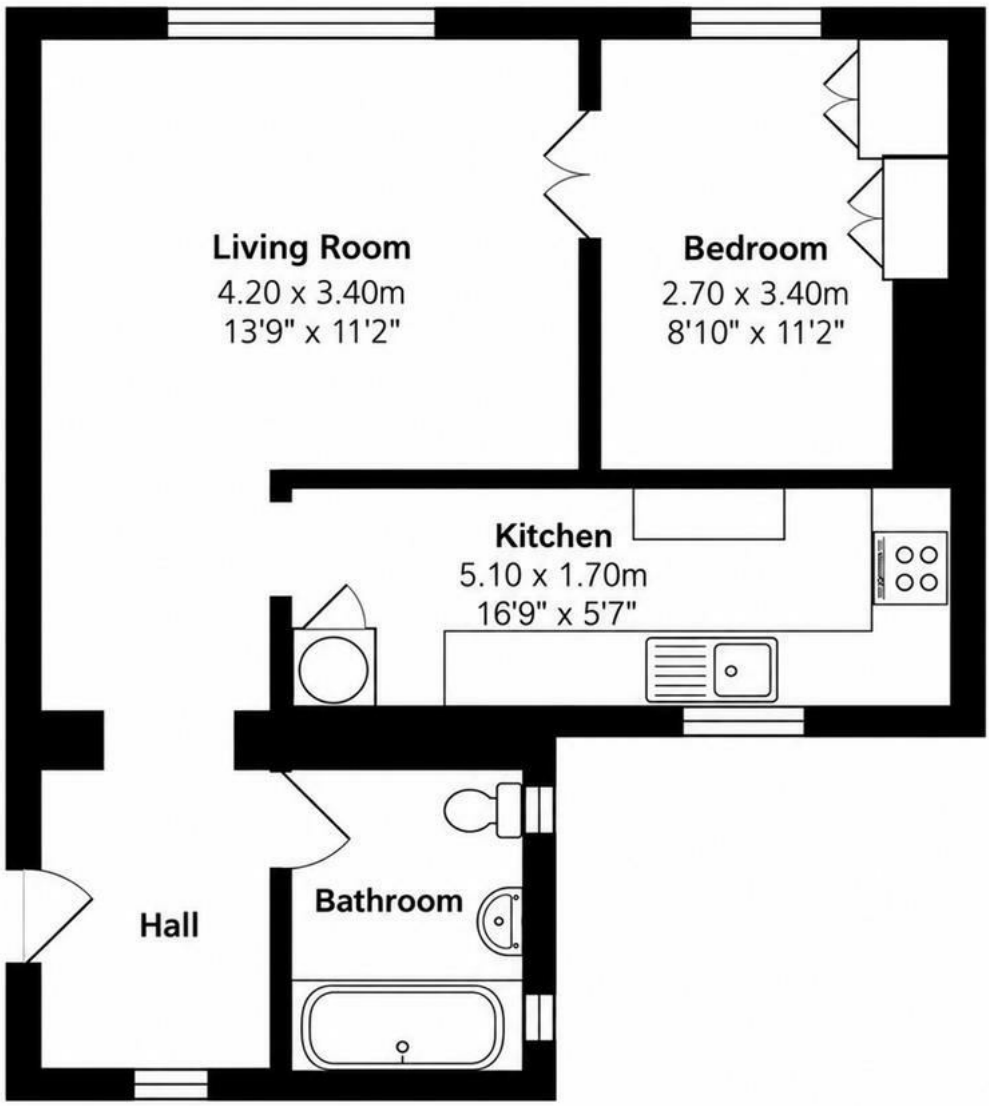












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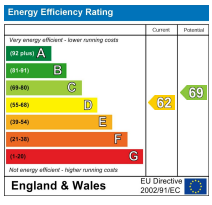
Total Area: 48.3 m² / 520 ft²

N
W E
S

All measurements are approximate and for display purposes only

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



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 865454
totnes@stags.co.uk
stags.co.uk