



The Studio

3 The Brutus Centre, Totnes, TQ9 5RW



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Guide Price of £205,000

A beautifully modernised one-bedroom apartment, finished to an exceptional standard and ideally situated in the heart of Totnes.

- Modernised Apartment
- Open Plan Living Space
- Fully refurbished
- Large Principal Bedroom
- Heart of Totnes
- Quiet Location

Situation

Ideally situated within walking distance of the vibrant market town centre of Totnes, the property enjoys easy access to an excellent selection of independent boutiques, artisan cafés, and highly regarded restaurants, many of which showcase locally sourced and organic produce.

Steeped in medieval heritage and renowned for its characterful atmosphere, Totnes is considered one of Devon's most desirable towns, offering a unique blend of culture, community, and countryside living. The stunning South Hams coastline is also within easy reach, with award-winning beaches such as Bantham Beach approximately 16.5 miles away, providing the perfect balance of town and coastal lifestyle.

For commuters, Totnes also benefits from excellent transport connections, including regular direct rail services to London Paddington via Exeter, making it an ideal location for those seeking a well-connected yet relaxed Devon lifestyle.

Accommodation

Entrance Hall

Upon entering the property, you are welcomed by a bright and inviting entrance hall which flows effortlessly into the impressive open-plan living and kitchen space, setting the tone for the stylish accommodation beyond.

Open-Plan Living / Kitchen Area

Beautifully designed with contemporary living in mind, the open-plan kitchen and living area offers an exceptional space for both relaxation and entertaining. The kitchen has been finished to a high standard, featuring sleek grey slate-effect cabinetry, generous worktop space, and a practical U-shaped layout that combines functionality with modern elegance.

Large windows allow natural light to flood the room, enhancing the sense of space and creating a bright, airy atmosphere throughout. The living area is well-proportioned and versatile, perfectly suited to both cosy evenings in and hosting guests with ease.



Principle Bedroom

The principal bedroom is generously proportioned and thoughtfully designed to provide a calm and restful retreat. Benefitting from built-in wardrobe storage, the room offers both comfort and practicality in equal measure.

Family Bathroom

Stylishly appointed, the family bathroom features a contemporary suite comprising a WC, pedestal wash basin, and a bath with overhead shower. Finished with attractive grey slate-effect tiling, the space enjoys a modern and refined feel, while a glazed window provides excellent natural light and ventilation.

Council Tax

Band B.

Energy Performance Certificate

Energy rating – EPC pending.

Tenure

A Lease of 123 years (expiry date of the lease 2148). Ground rent of £125.00 per annum payable. Maintenance charge estimated at £1,500 per annum. Reviewable every 21 years from 2023.

Services

Mains electricity, mains water, mains drainage, heating is via night storage heater.

Local Authority

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

Viewing Arrangements

By telephone appointment through Rendells Estate Agents.

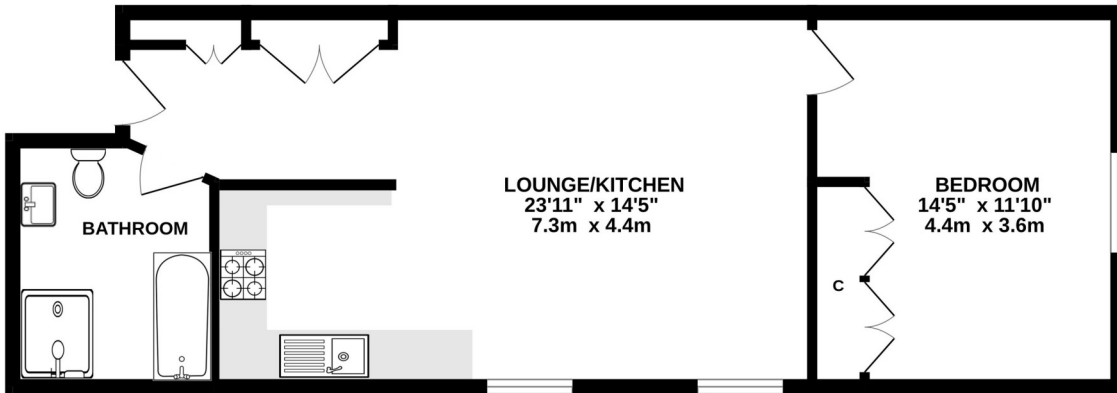
Mileages

Plymouth approx. 23.9 miles, Exeter approx. 27.8 miles, Newton Abbot 8.5 miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

Directions

From our Rendells office on Fore Street, go up the hill just passed Apothespa, turn right walking down a pedestrian only walkway. The entrance can be found in the courtyard behind the apple tree in the corner.





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