



9A SEYMOUR PLACE
TOTNES


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

9A Seymour Place

DESCRIPTION

Offered to the market with no onward chain, a beautifully presented one bedroom apartment situated within easy striking distance of the High Street and other amenities.

Entrance door opens into a small hallway giving access to the modern bathroom, and door through to an open plan sitting room/ kitchen. The main feature of the sitting room being the fireplace, with exposed stone wall and oak beam fitted with a log burner. The kitchen offers contemporary wall and base units along with integrated appliances and space for a table and chairs. A small hallway leads through to a double bedroom with fitted wardrobe space and WC, a door from the bedroom leads to small courtyard with space for a table and chairs.

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.



PROPERTY DETAILS

Property Address

9A, Seymour Place, Totnes, Devon,

Mileages

Exeter 26 miles Plymouth 19 miles
Newton Abbot 7 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: 69, Potential: 74

Council Tax Band

A

Tenure

Leasehold, 999 years from 20/11/1987. Ground rent £25. Annual insurance to be paid in October with premium agreed between freeholder and leaseholder beforehand. Any maintenance to the whole building is costed and agreed to proceed between the freeholder and leaseholder.

Authority

South Hams District Council

Key Features

- NO CHAIN
- Convenient location
- Easy access to Totnes High Street and amenities
- 1 bedroom apartment
- Beautifully presented throughout
- Low maintenance small courtyard

Fixtures & Fittings

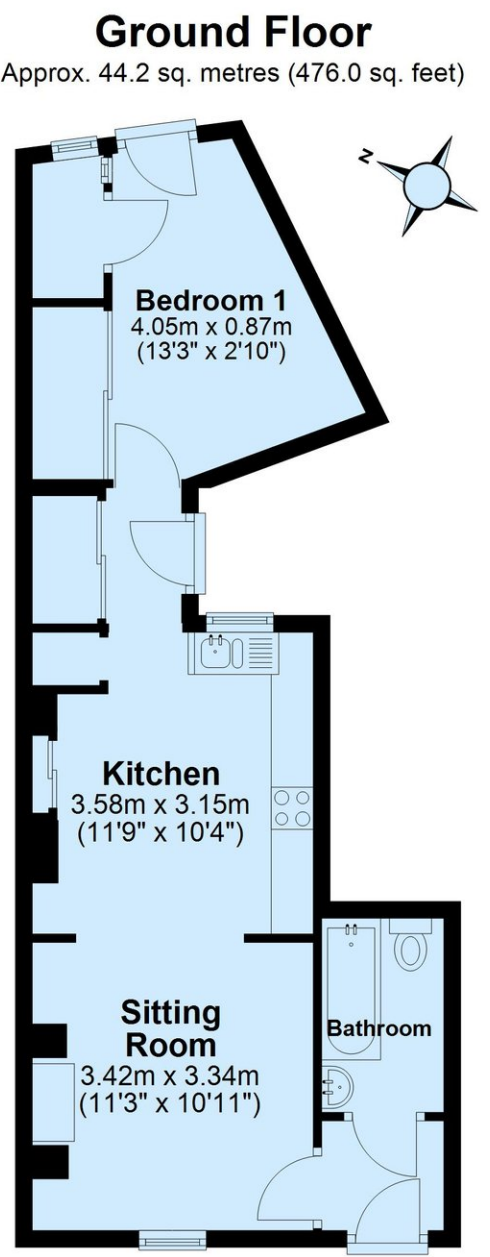
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOORPLAN



Total area: approx. 44.2 sq. metres (476.0 sq. feet)

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