

Flat 2 10 Fore Street

Flat 2, 10 Fore Street, Totnes, TQ9 5DX







Newton Abbot 8 miles; Plymouth 24 miles; Exeter 28 miles

A Grade II listed two bedroom apartment, centrally located within the heart of this historic market town

- Central town centre apartment
- Grade II listed
- Light open-plan living space
- Modern fitted kitchen
- Contemporary bathroom
- Two well-proportioned bedrooms
- Ideal first-time purchase, investment or bolt-hole
- No onward chain
- Leasehold
- Council tax band A

Guide Price £185,000

SITUATION

Totnes is a thriving and distinctive market town set on the River Dart, renowned for its strong community spirit, independent shops, cafes and cultural life.

The town offers a mainline railway station with direct links to Exeter, Plymouth and London Paddington, together with easy access to the A38 and the wider South Hams coastline.

Flat 2 is superbly positioned on Fore Street, placing the town's amenities quite literally on the doorstep.

DESCRIPTION

Occupying a central position within a characterful Grade II listed town centre building, this well-presented apartment offers stylish, low-maintenance living ideally suited to first-time buyers, couples, investors or those seeking a convenient bolt-hole.

The property has been enhanced recently, including a modern fitted kitchen, contemporary bathroom and fresh décor throughout, creating a bright and comfortable home ready for immediate occupation.

ACCOMMODATION

The apartment is approached via a communal entrance on the side of the property just off Fore Street. A private front door opens into a welcoming hallway, providing access to all principal rooms.

At the heart of the property lies a light and airy open-plan sitting and dining room, enjoying an attractive outlook over Fore Street and offering ample space for both seating and a dining table. The room flows naturally into the newly fitted kitchen, which is well appointed with a range of modern wall and base units, integrated oven and hob, and space for additional appliances.

There are two bedrooms, both well proportioned for a property of this nature, the principal bedroom is complimented by the second bedroom lending itself equally well as a guest room or home office. The accommodation is completed by a modern bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC.

OUTSIDE

The property is accessed directly from Fore Street via a pedestrian walkway leading to the communal entrance.

There is no private garden or parking, reflecting the apartment's central town position, however permit parking and public car parks are available nearby and the town's amenities are all within easy walking distance.

SERVICES

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

According to Ofcom, ultrafast broadband and good indoor and outdoor mobile phone coverage is available.

TENURE

Leasehold, 999 years from 1998 (approximately 972 years remaining).

Ground rent £100 per annum.

Service charge £600 per annum.

DIRECTIONS

From the centre of Totnes, proceed to the lower end of Fore Street. The property will be found above the Devon Air Ambulance shop. Access to the building is via a side entrance opposite Country Cheeses, where a communal doorway leads to the staircase serving the apartments. Flat 2 is located on the first floor.


THE LORD NELSON
CHRISTOPHER McGABE
Crystals


COUNTRY CHEESES






BEAUMONT & BROWN
DEVON AIR AMBULANCE TRUST
SALE

Approximate Gross Internal Area 571 sq ft - 53 sq m



First Floor

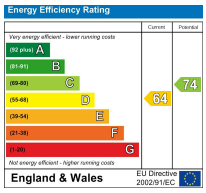
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

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STAGS



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