



1, Elizabethan House



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Totnes, Devon TQ9 5BY

A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

A two bedroom ground floor apartment located within walking distance of Totnes town offering two bedrooms and a rear garden with river views.

- Waterside Location
- Two Bedrooms
- Ground Floor
- No Chain
- Leasehold
- Garage and Parking
- Spacious Sitting / Dining room
- Enclosed Garden
- Council Tax Band E

Guide Price £625,000

SITUATION

The property is only a short distance from the town centre of Totnes, a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 5 miles away, allowing easy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

DESCRIPTION

Elizabethan House is a superb 5-storey building with 10 select apartments enjoying an extremely central and quiet location with a stunning westerly aspect over the River Dart and Vire Island. The property has a spacious sitting / dining room, kitchen, two bedrooms, ensuite and family bathroom. Outside is a large garden with views over the river as well as a single garage with parking in front.



ACCOMMODATION

Set on the ground floor, upon entering the property there is a spacious porch area with a useful storage cupboard immediately on the right-hand side. This leads into the sitting room which is of generous size with feature fireplace, space for a large dining table and patio doors out into the garden. From here you can take in the wonderful views of the River Dart and Vire Island. The kitchen boasts a range of floor and wall mounted units with an integrated Bosch oven, induction hob, extractor, dishwasher, washer/dryer and fridge/freezer.

Bedroom one is of a good size with space for a double bed and freestanding furniture as well as patio doors onto a decked area of the garden which provides ample light. There is also an ensuite with WC, wash hand basin, bath with separate shower and ample storage space. Bedroom two offers space for a double bed with built in storage and looks out onto the front of the building. This bedroom is served by the main shower room with WC, wash hand basin and built in cupboards.

OUTSIDE

To the rear of the property there is a substantial garden, currently laid with astro turf and a small decked area which can be accessed from the master bedroom. This area overlooks the River Dart with stunning views over to Vire Island. Single garage with up and over door and parking space in front.

SERVICES

Mains electric, water and drainage. Electric heating.

TENURE

The property is sold subject to the 999 year lease which commenced on 1st June 2004. The annual service charge is £3,200 p/a payable in half yearly instalments.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWINGS

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

DIRECTIONS

From Fore Street walk down hill to the mini traffic roundabout. Continue straight on over the old bridge and turn right on to Seymour Road. After a short distance turn right onto Steamer Quay Road and the car park can be found on your right hand side.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	34	59
England & Wales		
EU Directive 2002/91/EC		

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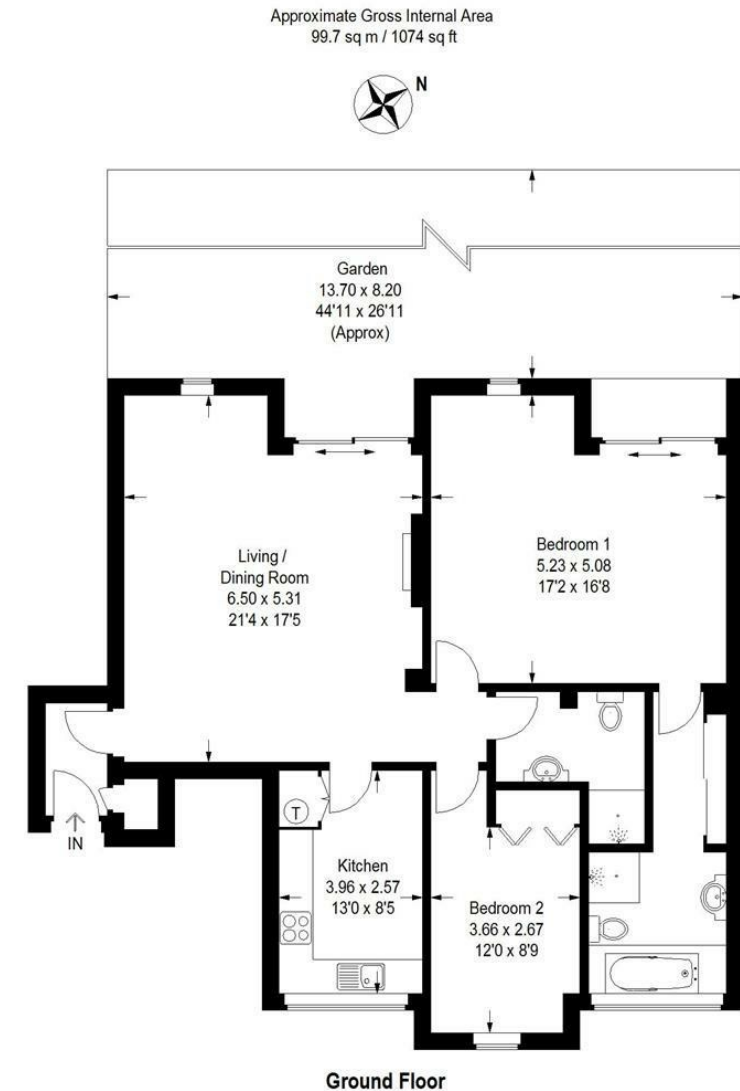


Illustration for identification purposes only, measurements are approximate, not to scale.
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