



Flat 2 Denyer House



Torbay 8 miles; Dartmouth 9.5 miles;
Plymouth 24 miles; Exeter 24 miles

Attractive ground floor apartment in a prime Totnes setting

- Spacious ground floor apartment
- One large double bedroom
- Separate kitchen and living room
- Ideal for first-time buyers or investors
- Short walk to Totnes town centre
- No onward chain
- Leasehold with share of freehold
- Council tax band B

Guide Price £160,000



SITUATION

The property is only a stone's throw from the bustling Elizabethan market town of Totnes, renowned for its rich history and cultural charm. Residents enjoy access to a plethora of amenities, including excellent local schools, diverse shopping facilities, and recreational pursuits such as an indoor swimming pool and boating opportunities on the River Dart.

For commuters, the A38 Devon expressway is conveniently located approximately 6 miles away, providing swift connections to the bustling cities of Exeter and Plymouth, as well as the wider countryside. Furthermore, Totnes benefits from mainline rail links to London Paddington, adding to its accessibility and appeal.

DESCRIPTION

Flat 2, Denyer House is a well-appointed ground floor apartment set within a handsome period building on the sought-after New Walk, just a short stroll from the vibrant town centre. With a share of the freehold and no onward chain, the property presents an attractive opportunity for a wide range of buyers, including first-time purchasers, investors, or those seeking a conveniently located and manageable home in Totnes.

The apartment offers 581 sq ft of accommodation, with a generous dual-aspect living/dining room, a separate kitchen, and a spacious double bedroom with adjacent bathroom and separate WC. There is also a useful internal storage cupboard and the property benefits from high ceilings and period-style sash windows.

ACCOMMODATION

The front door opens into a welcoming entrance lobby with access into the large living/reception room, featuring twin sash windows and ample space for both dining and relaxing. A door leads into the kitchen, which is fitted with a range of units, worktops, and integrated cooking appliances.

A hallway from the living area leads to the bedroom and bathroom. The bedroom is a well-proportioned double with twin windows to the front, while the adjacent bathroom includes a panelled bath with shower over and basin, with a separate WC next door. An internal storage cupboard is also accessed from this hallway.

SERVICES

Mains electricity, water and drainage. Electric heating. According to Ofcom, good outdoor and in-home mobile coverage and superfast broadband is available.

TENURE

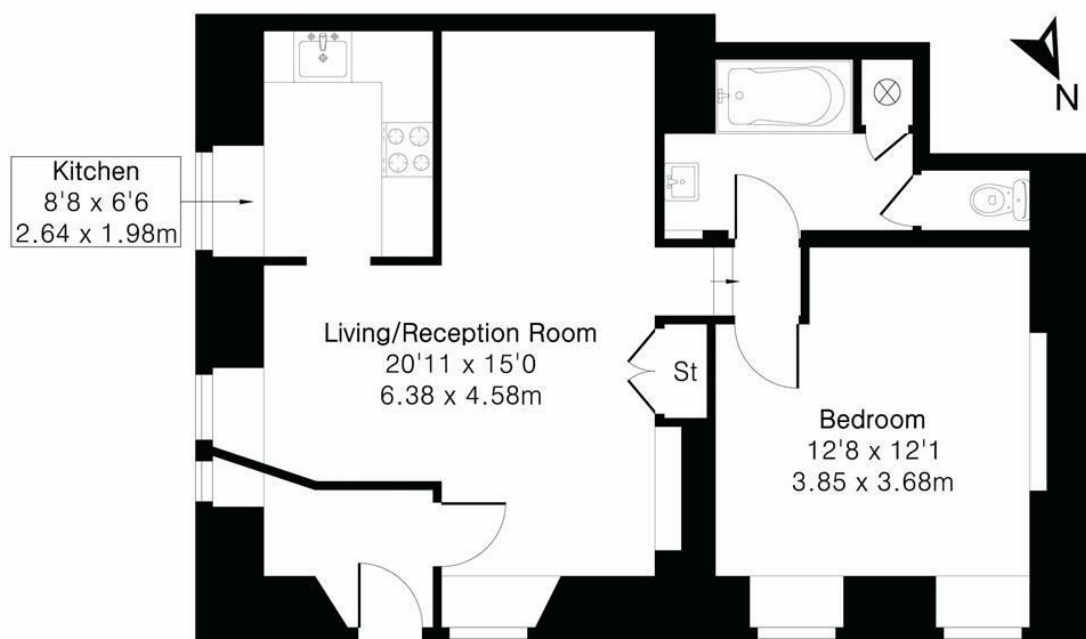
Leasehold: 975 years remaining. Share of freehold. Managed by Denyer House Management Company. Service charge £482.10 per annum.

DIRECTIONS

With the Totnes office of Stags on your left, proceed down to the mini roundabout at the bottom of the main street and go straight across into The Plains. Continue for a short distance and turn left into a pedestrian only street where you will see The Dartmouth Inn in front of you. The property can be found on your left.



Approximate Gross Internal Area 581 sq ft - 54 sq m



Ground Floor



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.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk



@StagsProperty

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