



9 The Cedars



Torquay 8 miles Plymouth 24 miles Exeter
29 miles

A two-bedroom apartment with garage and allocated parking situated in one of Totnes most sought-after streets being offered to the market with no onward chain.

- Two-bedroom apartment
- Allocated parking and garage
- Sought after location
- No onward chain
- Sizeable communal gardens
- Share of the freehold
- Service Charge £1,300 per annum
- Council Tax Band B

Guide Price £200,000

Situation

The property is situated in one of Totnes' most favoured residential roads with Totnes town centre only a short walk away. Totnes is a bustling market town full of interest and with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a range of good local schools, two supermarkets, interesting independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country via the A38 Devon expressway which is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the motorway network.

Description

A well-presented two-bedroom first floor flat with a garage and parking situated on one of Totnes' most favoured residential roads. The property is made up of an entrance hallway, sitting room, kitchen, two bedrooms, bathroom, store room, garage, parking and a large communal garden.

Accommodation

Upon entering the property there is an entrance hall leading through to the rest of the property with a large storage cupboard that could potentially be removed to create to create a reception room or useful office space. The sitting room is a good size and provides ample space for seating whilst also having space for a large dining table. The kitchen comprises of a range of base and wall units, washing machine, electric hob and oven and refrigerator. Both bedrooms are well proportioned and can comfortably fit double beds with bedroom one enjoying brilliant views across Totnes. The bathroom

is made up of a white suite with bath with electric shower over, basin and WC.

Outside

The property is set in stunning communal grounds of around 0.45 acres with the majority of the garden being laid to lawn with a mature treeline providing privacy whilst still having beautiful views across Totnes. There is unallocated parking and a garage to the upper section of the grounds.

Agents Notes

The lease for 9 Cedars prohibits dogs and holiday lettings.

Services

Mains water, electricity and gas (gas fired central heating). Council Tax band B.

Local Authority

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

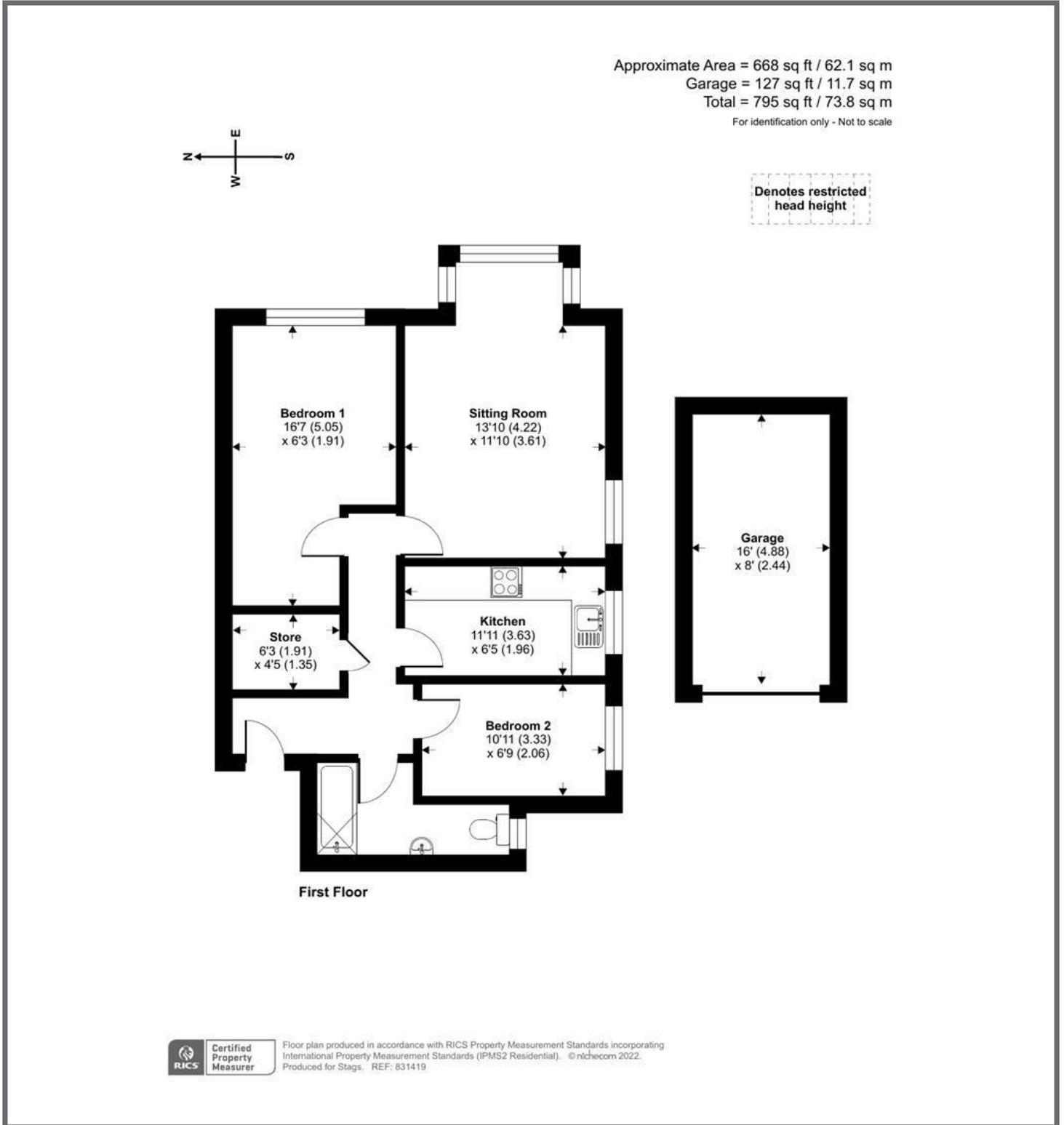
Viewing

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

Directions

From the centre of Totnes take the A381 Paignton Road and start to drive up Bridgetown Hill. Look out for Bourton Road on your left and take that turning. Take the first right hand turning into Jubilee Road, a right-angled sharp turn off Bourton Road. The Cedars will be found on the right-hand side, opposite two garages.





These particulars are a guide only and should not be relied upon for any purpose.

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

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 totnes@stags.co.uk



Energy Efficiency Rating		Current	Potential
89-91	A		
81-88	B		
69-80	C	74	81
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Net energy efficient - higher savings costs			
England & Wales		EU Directive 2002/91/EC	81

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