



Flat 3 Benbrook Court





# Flat 3 Benbrook Court

Plymouth Road, Totnes, Devon, TQ9 5LH

Newton Abbot 9 miles, Plymouth 22 miles, Exeter 27 miles

**A well-appointed first floor apartment with allocated off-road parking and shared garden.**

- First floor apartment
- Recently renovated
- Allocated parking
- Shared garden
- Council Tax Band A
- Leasehold - 956 years remaining
- Ground rent - £126 per annum
- Service Charge - 1/4 share of any maintenance

**Guide Price £165,000**

## SITUATION

The property is situated only a short distance from the town centre yet conveniently located for access outside of the area. Totnes is 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 6 miles away, allowing speedy 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

The property, which was built in approximately 1982, is divided into 4 apartments and is located in a central position in Totnes with allocated off-road parking and sharing a large communal garden to the rear. From the parking bay for Flat 3, a flight of steps leads down to a pathway where a shared communal entrance door to Flats 3 and 4 are located.





## ACCOMMODATION

The apartment door leads into an inner hallway with space for hanging coats and a double storage cupboard with hanging rail and space for storage. Off the hallway is a door to a fully fitted kitchen, which has recently been renewed, and offers a range of base and eye level kitchen units with space and plumbing for the washing machine, a free-standing Beko double electric oven with 4-ring hob and extractor over, are included in the sale. There is a Glowworm wall-mounted gas-fired central heating boiler and a recess providing space for a refrigerator and small worktop freezer. From the kitchen there is a serving hatch providing access to the dining room end of the sitting room. Door to bathroom, with a recently refitted bath with shower over, recently tiled with a white WC and wash hand basin. Door to the double bedroom with a deep recessed wardrobe and a window overlooking the parking area to the front. The sitting room is spacious enough to accommodate a sofa and a dining table with large windows to the front and to the side.

It is worthy to note that the property has recently been completely refurbished, including a brand new kitchen, bathroom, carpeting and redecoration and has double glazed windows throughout.

## COMMUNAL GARDENS

The pathway running along the side of Benbrook Court has a number of steps which lead down to a large walled garden with a centrally planted feature and some flowerbeds to either side. The gardens are currently tended to by some of the residents and it is a great outside space to enjoy.

## SERVICES

Mains gas-fired central heating. Mains water, mains electric.

## TENURE

The property is sold subject to a 956 year lease and has a management company charge of a 1/4 share of any maintenance and a ground rent of £126 per annum.

## LOCAL AUTHORITY

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

## VIEWING

Strictly by prior appointment with Stags on 01803 865454.

## DIRECTIONS

From our Totnes office follow Coronation Road to the roundabout, cross the roundabout with Morrisons petrol station on your left and at the next set of traffic lights turn left towards Kingsbridge and Dartmouth the A381. At the next lights turn right onto Plymouth Road then immediately turn left through stone gateposts. Benbrook Court will then be found around the corner on the right hand side.





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

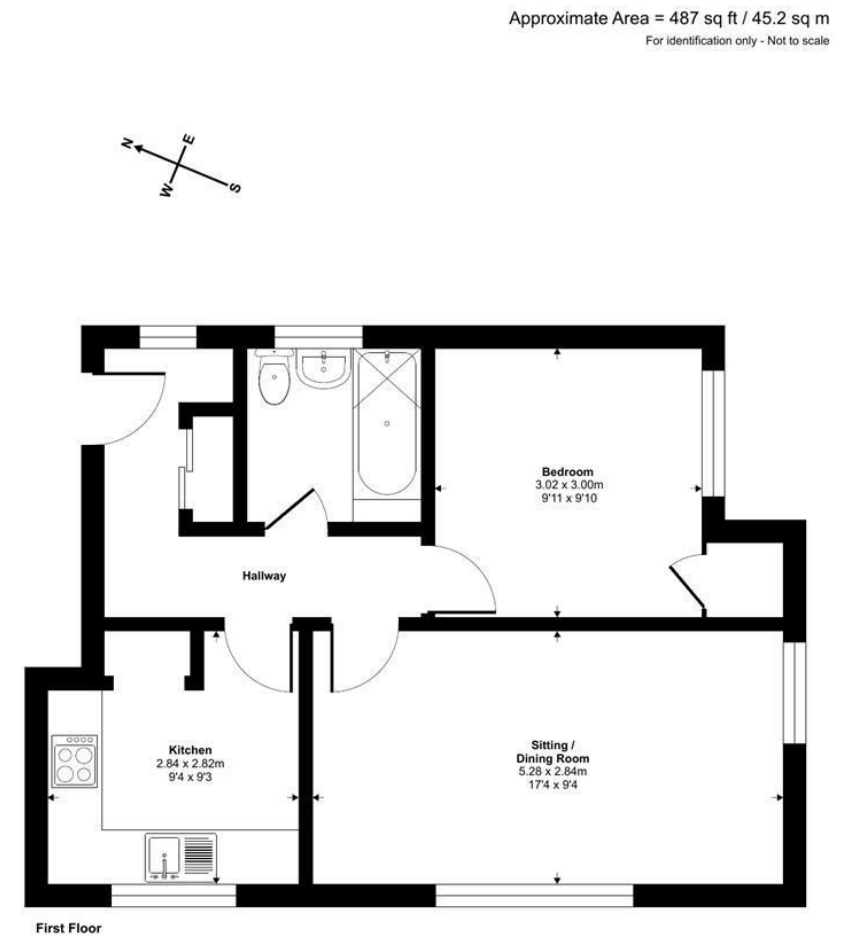


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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