



Flat 1 88 High Street

Flat 1, 88 High Street, Totnes, TQ9 5SN



Totnes (Train Station): 0.5 miles,
Dartmouth: 13 miles, Exeter: 29 miles

Spacious first floor two bedroom character apartment in the centre of Totnes

- Grade II listed
- No onward chain
- Spacious apartment in Totnes town centre
- Entrance hallway with storage space
- Generous sitting room with decorative fireplace
- Open plan kitchen / breakfast room
- Two double bedrooms with built-in wardrobes
- Nearby amenities, riverside, and landmarks
- Leasehold
- Council tax band A

Guide Price £260,000

SITUATION

The property is located at the top of the historic market town of Totnes. Totnes is a bustling market town 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 wide range of good local schools, two supermarkets, an interesting range of galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and the A38/Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

This spacious first-floor apartment is nestled in the heart of Totnes, a vibrant market town boasting a rich cultural heritage. Enjoy the character and convenience of this delightful residence, offering easy access to local amenities, riverside walks, and historic landmarks. With its prime location and characterful appeal, this property presents an ideal opportunity for discerning buyers seeking a blend of comfort and charm in a sought-after location.

ACCOMMODATION

Spacious entrance hall that runs the length of the apartment, providing ample space for coat hanging and storage. The inviting sitting room, featuring a generous layout and a decorative fireplace adorned with a marble mantel and hearth, complemented by a tiled surround.

Two well-proportioned bedrooms await, Bedroom 1 boasts a side aspect and convenient built-in wardrobes, while Bedroom 2 provides another comfortable space with its own side aspect view.

The kitchen/breakfast room exudes rustic charm with its slate flooring and offers a spacious dining area, perfect for casual meals or entertaining guests. Equipped with a range of modern amenities, including a 5-burner gas hob, electric oven, butler sink, and ample storage provided by base units and shelving. This functional space also accommodates appliances such as a dishwasher, washing machine, and fridge.

Completing the accommodation, the bathroom features a classic white suite and includes a shower attachment over the bath, alongside a built-in cupboard for convenient storage solutions.

SERVICES

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

TENURE

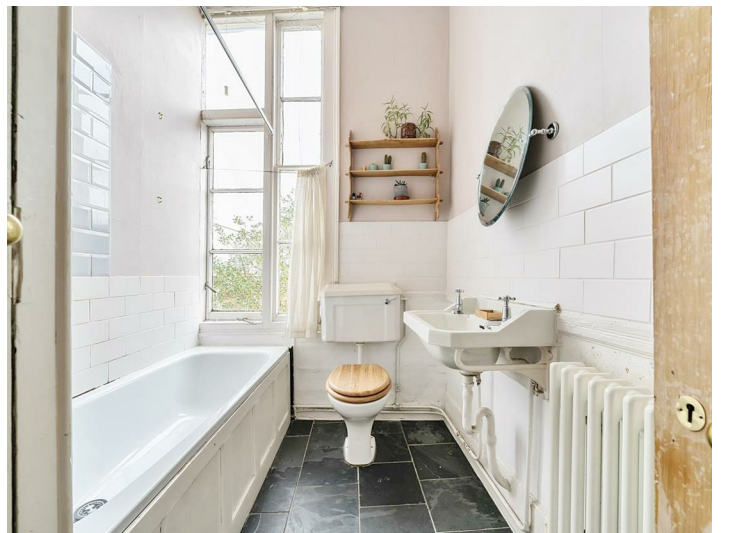
Leasehold 960 years remaining. Ground rent £40 per annum. Service charge £160 per quarter. Management company run by Stratton Creber.

INVESTMENT OPPORTUNITY

This property is currently rented at a rate of £1,050 per calendar month. For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

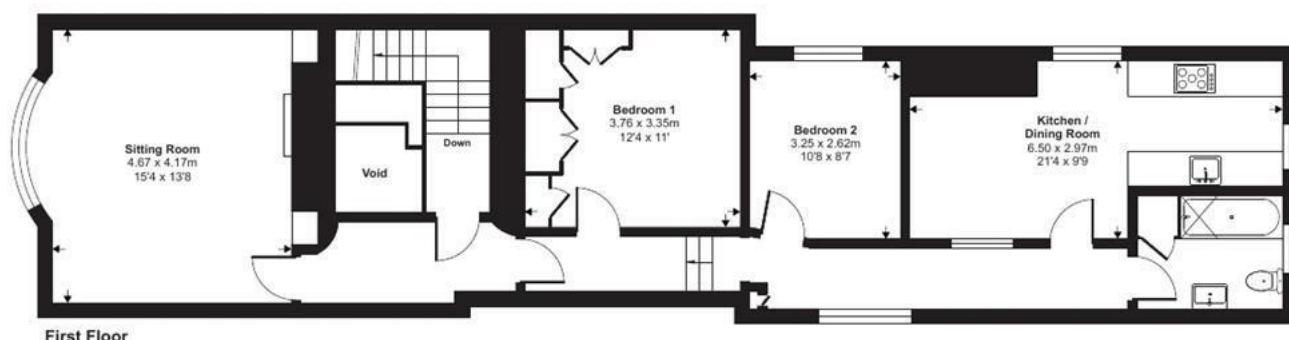
DIRECTIONS

From Stags office turn left and walk down to the crossing, go over the main road and through the alley by the Seven Stars Hotel which leads you into Fore Street. Turn right and walk up Fore St and under the arch into High St. Continue up the hill until it bends around into The Narrows and the property will be found on the left just before the Oxfam shop. The front door is clearly marked 88 and the flat is on the first floor.



Approximate Area = 1053 sq ft / 97.8 sq m

For identification only - Not to scale



First Floor



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024.
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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			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		64	65
		EU Directive 2002/91/EC	

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

01803 865454

totnes@stags.co.uk

stags.co.uk



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