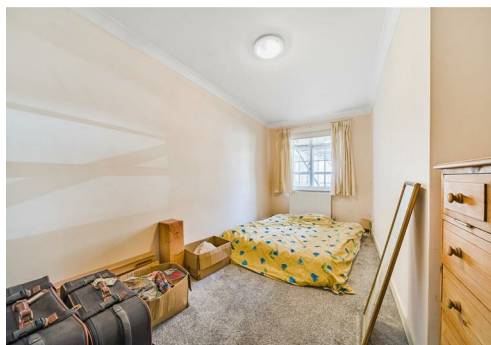




7 Seymour Court

7 Seymour Court, Bridgetown, Totnes, Devon, TQ9 5AA



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

A two bedroom Grade II Listed ground floor apartment with it's own entrance and parking

- Ground floor apartment
- Private entrance
- Parking
- Communal grounds with river frontage
- No onward chain
- Grade II Listed
- Two bedrooms
- Leasehold
- Council tax band C

Guide Price £250,000

SITUATION

Seymour Court is an historic and very attractive development with good access to the town centre, bus services and the main line railway station that links Penzance with London Paddington.

Totnes possesses a wide range of individual shopping outlets, eating venues/public houses and recreational/cultural facilities. To the west, flanking Dartmoor National Park, is the A38 Devon Expressway for travelling to Plymouth, Exeter and beyond via the M5 Motorway.

DESCRIPTION

7 Seymour Court is situated within easy walking distance of shops, cafes, restaurants and the River Dart. Its town centre location makes this a wonderful home for first time buyers or those working nearby. The property has a spacious sitting room, kitchen, bathroom and two bedrooms whilst outside there is parking for one vehicle.

ACCOMMODATION

Upon entering the property there is a spacious entrance hallway offering space for shoes and coats. The hallway leads into the open plan living room which provides space for a dining table and freestanding furniture. The kitchen boasts a range of floor and wall mounted units with tiled surrounds, an integrated electric oven, electric hob and extractor as well as plumbing for a washing machine.

There are two bedrooms both large enough for a double bed whilst bedroom one has a built in wardrobe. Both bedrooms are served by a bathroom

which is tiled with WC, wash hand basin, walk in shower and built in storage.

OUTSIDE

There is one allocated parking space in the communal car park.

TENURE

Leasehold

It is a 999 year lease which started on 25th March 1984.

Service Charge: £241.00 per month.

Ground Rent: £750.00 per annum.

SERVICES

All mains services connected. Gas central heating.

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

LOCAL AUTHORITY

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

DIRECTIONS

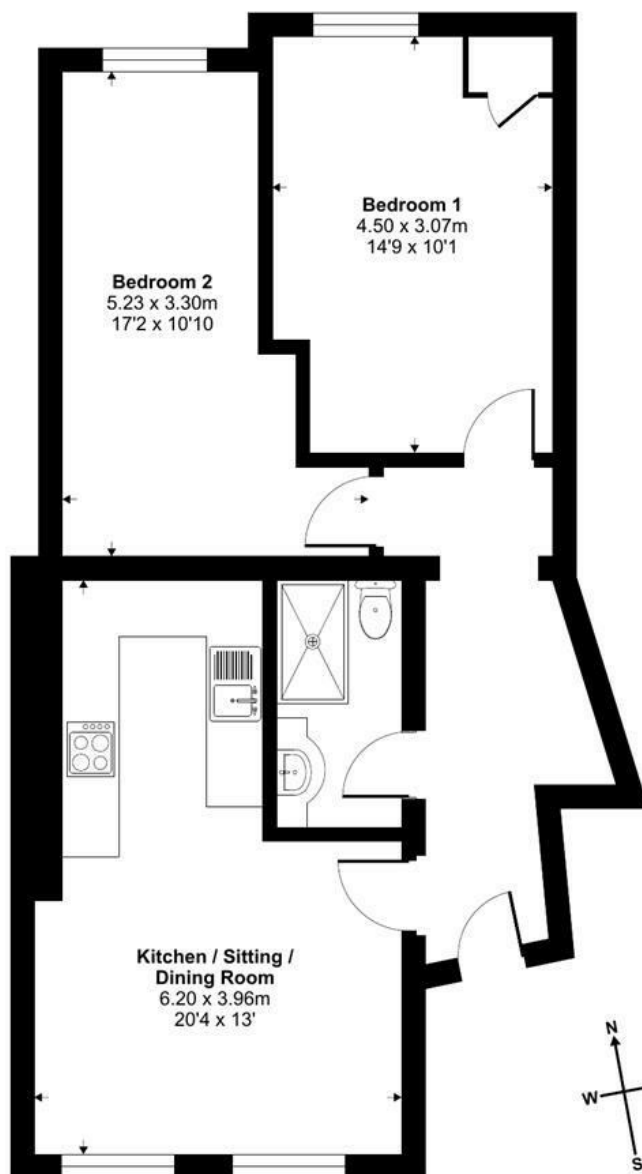
From Fore Street walk down hill to the mini traffic roundabout. Continue straight on over the old bridge and turn right on to Seymour Road. After a short distance turn right onto Steamer Quay Road and the car park can be found on your right hand side.



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Approximate Area = 654 sq ft / 60.7 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 965480

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	80
(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	



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