



Flat 9 Bertram House



STAGS

Flat 9 Bertram House

Ticklemore Street, Totnes, Devon, TQ9 5EJ

A38 6 miles, Newton Abbot 9 miles, Plymouth 24 miles

A two-bedroom apartment situated in the heart of Totnes with stairs and lift access that enjoys delightful views towards Totnes Down Hill. The property is offered to the market with no onward chain.

- Investment Opportunity
- Centrally located
- Scope for modernisation
- Two bedrooms
- Views across Kingsbridge Hill
- Communal lift

Guide Price £170,000

SITUATION

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

9 Bertram House is a well proportioned two bedroom centrally located apartment with stairs or lift access, fantastic views and no onward chain. 9 Bertram House is in need of modernisation and gives any prospective purchaser the chance to put their own stamp on the property.



ACCOMMODATION

The property is accessed via a communal entrance hall that gives access to the staircase and lift that lead to the second floor. On entering the apartment, you are greeted with a light and spacious entrance hallway that gives access to all rooms with entry phone handset and double-glazed window to one side. The sitting room is a large room that has space for a dining table as well as ample space for seating with a large double-glazed sash window with views over towards Totnes Down Hill. Set off of the sitting room is a kitchen with fitted base and wall units, rolled edge work surfaces and a stainless-steel single sink. Included in the sale is an electric oven, Hotpoint washer/dryer and Hotpoint fridge.

Both bedrooms are of good size with the master being a large double and bedroom two being a large single. The bathroom is fitted with a white suite comprising of panelled bath with tiled surround, basin and WC.

TENURE

Leasehold. The lease has been extended to 150 years from 31st December 1987 with 116 years remaining.

SERVICE CHARGE

Service Charge of £2037.92 per annum

SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

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

VIEWING

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

DIRECTIONS

From the Stags office, proceed on foot to Coronation Road and had over the roundabout onto The Plains. Continue on The Plains for around 25m then take the turn on the right-hand side onto Ticklemore Street. Stay on Ticklemore Street for a further 100m where Bertram House is located 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 | | |
| | 56 | 78 |

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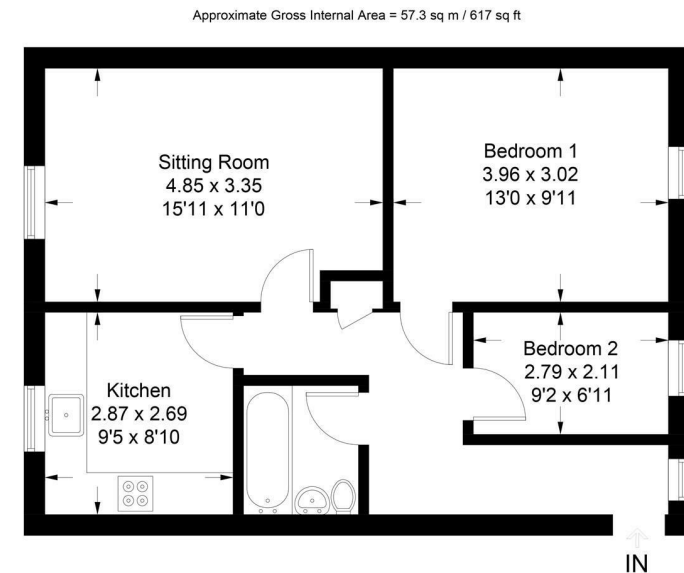


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