



**Flat 1 Sefton House, 7 Bridgetown**  
Totnes, Devon, TQ9 5AB

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





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A well-presented one-bedroom ground floor apartment situated in a grade II listed period building in this convenient location close to all amenities.

The property offers an open plan living room with a fitted kitchen and a double bedroom with an ensuite bathroom. There is also a useful utility cupboard which is plumbed for a washer / dryer situated just outside the front door.

Services: Mains electric, water and drainage. Gas central heating.

Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.

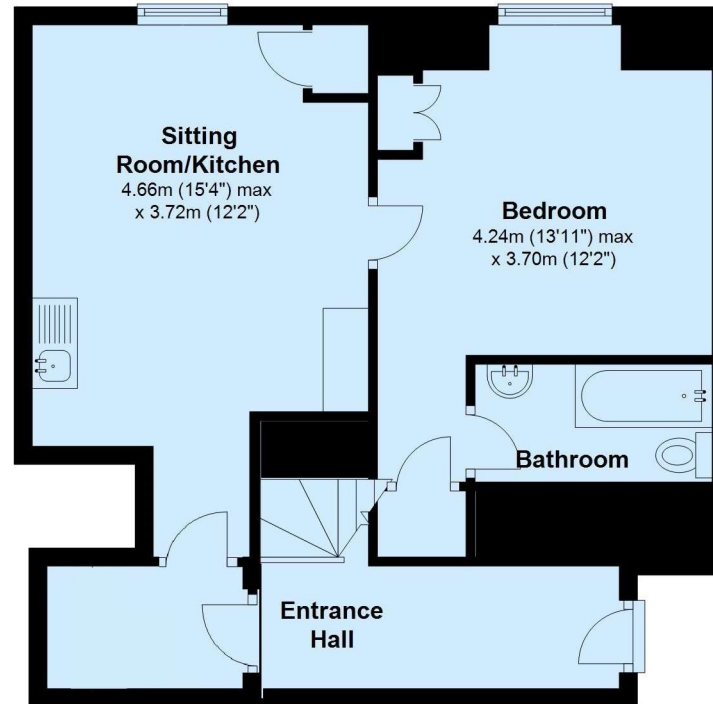
## KEY FEATURES

- NO CHAIN
- Convenient location
- Well-presented throughout
- 1 bedroom ground floor apartment
- Entry phone
- Residents permit parking

BEDS 1 | BATHS 1 | RECEPTS 1 | EPC C | COUNCIL TAX Band A | TENURE Share of freehold

## Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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