



5 Symons Passage

## 5 Symons Passage, The Plains, Totnes, TQ9 5YS



Newton Abbot 8 miles; Plymouth 24 miles;  
Exeter 28 miles

A spacious second floor waterside apartment in the heart of Totnes, with River Dart views, two double bedrooms and excellent lock up and leave appeal

- Spacious second floor waterside apartment
- Highly convenient central Totnes location
- Views towards the River Dart
- Impressive living/dining room with Juliette balcony
- Characterful converted former warehouse setting
- Two double bedrooms
- Excellent lock up and leave or investment appeal
- Moments from shops, cafes, restaurants
- Leasehold
- Council tax band C

Guide Price £280,000



### SITUATION

5 Symons Passage occupies a highly convenient position just moments from the banks of the River Dart and the centre of Totnes, one of Devon's most attractive and vibrant market towns. The town is well known for its independent shops, cafes, restaurants, Elizabethan architecture and lively cultural scene, together with a range of schooling, leisure and recreational facilities.

The River Dart provides a delightful focal point to the town, with riverside walks and boating opportunities close by, while the surrounding South Hams countryside and coastline are within easy reach. Totnes also benefits from a mainline railway station with services to London Paddington, and the A38 Devon Expressway lies approximately six miles away, providing swift access to Exeter, Plymouth and the wider region.

### DESCRIPTION

Set above the historic heart of Totnes and looking out towards the River Dart, 5 Symons Passage offers a rare combination of waterside setting, town centre convenience and characterful living space.

The apartment forms part of a converted former warehouse and retains a pleasing sense of character, with exposed stonework, timber flooring and well-proportioned rooms. The principal living space is light and generous, with double doors opening to a Juliette balcony, creating an immediate connection with the outlook beyond. Its central location, spacious accommodation and low-maintenance layout make it equally well suited as a main residence, town base, investment property or lock up and leave second home.

### ACCOMMODATION

The apartment is approached via a

communal entrance and stairs to the first floor. The front door opens into a spacious entrance hall, where exposed stonework and timber flooring give an immediate sense of the building's character.

The accommodation is arranged in a practical lateral layout, with two double bedrooms and a bathroom positioned off the hall. The kitchen is fitted with a range of wall and base units and sits conveniently beside the principal living space.

The living/dining room is the focal point of the apartment, extending to over 24 ft and offering ample room for both seating and dining areas. Double doors open to a Juliette balcony, drawing in natural light and framing the outlook towards the River Dart, Vire Island and Bridgetown beyond.

### SERVICES

Mains water, mains drainage, mains electricity and mains gas. Gas central heating.

According to the Ofcom superfast broadband is available and mobile coverage is both good indoor and outdoor.

### TENURE

Leasehold 125 years from 25 March 1986, expiring 24 March 2111, with approximately 85 years remaining.

Ground rent: £75.00 per annum.


Service charge: ££3,958.64.

Managing Agent: Stags Commercial Totnes

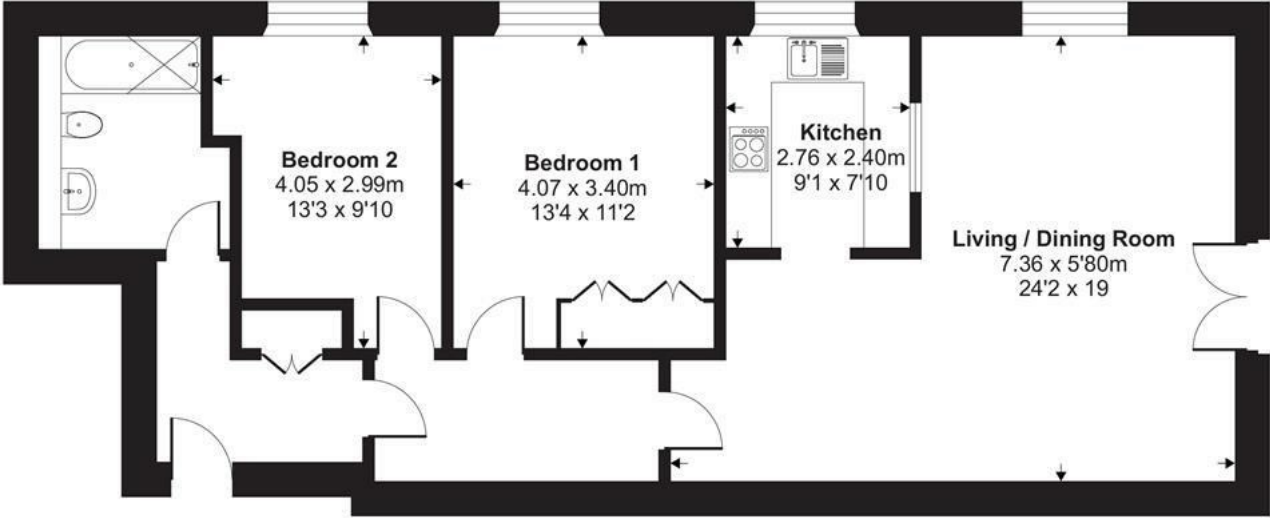
### DIRECTIONS

From Stags Totnes office, proceed along Coronation Road towards The Plains. At the roundabout, continue towards the Waterside Bistro and follow The Plains, turning left after the delicatessen. Proceed up the steps on the left, where the entrance to Symons Passage will be found.






**Approximate Area = 916 sq ft / 85 sq m**  
For identification only - Not to scale



**First Floor**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchecom 2026. Produced for Stags. REF: 1466258

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Energy Efficiency Rating		Current	Potential
<small>(Not eligible for 'best' - lower scoring coats)</small>			
(92-100) A			
(81-91) B			
(69-80) C		69	76
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
<small>(Not energy efficient - higher scoring coats)</small>			
<b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	

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