STAGS

16 Applewharf

16 Applewharf, The Plains, Totnes, TQ9 5QL

Torbay 8 miles; Dartmouth 9.5 miles; Plymouth 24 miles; Exeter 24 miles

A spacious three-bedroom second-floor apartment in a prime central Totnes location with lift access, period charm and riverside views

- Spacious second-floor apartment
- Over 1,060 sq ft of living space
- Three double bedrooms
- Light-filled sitting/dining room
- Private parking
- Lift access and shared entrance hall
- Walking distance to shops and station
- Riverside views
- Leasehold
- Council tax band C

Guide Price £260,000

SITUATION

Applewharf is located in the heart of Totnes, a vibrant market town renowned for its rich history, colorful character, and cultural charm. The town offers an excellent range of independent shops, galleries, cafes, and essential amenities, including a hospital and supermarkets. Residents can enjoy scenic riverside walks, historic landmarks such as the Norman Castle, and a thriving community atmosphere. Conveniently positioned between Exeter and Plymouth, Totnes provides excellent transport links, including a mainline railway station with rapid connections to London Paddington and the nearby A38 Devon Expressway, just 6 miles away.

DESCRIPTION

16 Applewharf forms part of an elegant period building, sympathetically converted into a select number of high-quality apartments. This beautifully appointed second-floor home offers over 1,060 sq ft of accommodation and occupies a central yet peaceful position within Totnes.

With its generously proportioned rooms, high ceilings, and attractive sash windows, the apartment offers a refined sense of space and comfort. The layout is well suited for those seeking a full-time home or a stylish lock-up-and-leave with all the town's amenities on the doorstep.

ACCOMMODATION

A welcoming entrance hall leads to all principal rooms, providing a natural flow throughout the apartment. The spacious sitting/dining room enjoys a bay of three large sash windows to the north elevation, flooding the space with natural light and offering rooftop views across Totnes. Adjacent is a well-appointed kitchen with integrated appliances, ample storage, and generous worktop space.

There are three comfortable double bedrooms, all with lovely outlooks and generous proportions. The largest is located to the south of the apartment and offers excellent space for both sleeping and additional furnishings. The central bedroom is perfect as a guest room or home office, and the third enjoys a peaceful position next to the sitting room.

A family bathroom and additional cloakroom complete the accommodation, and there are two storage cupboards within the hallway.

OUTSIDE

Applewharf residents benefit from a shared ground-floor entrance with lift and stair access to all floors. Private parking for one vehicle.

SERVICES

Mains electricity and water. Electric night storage heaters. Superfast broadband speeds of up to 100Mbps available. Major mobile network providers available.

TENURE

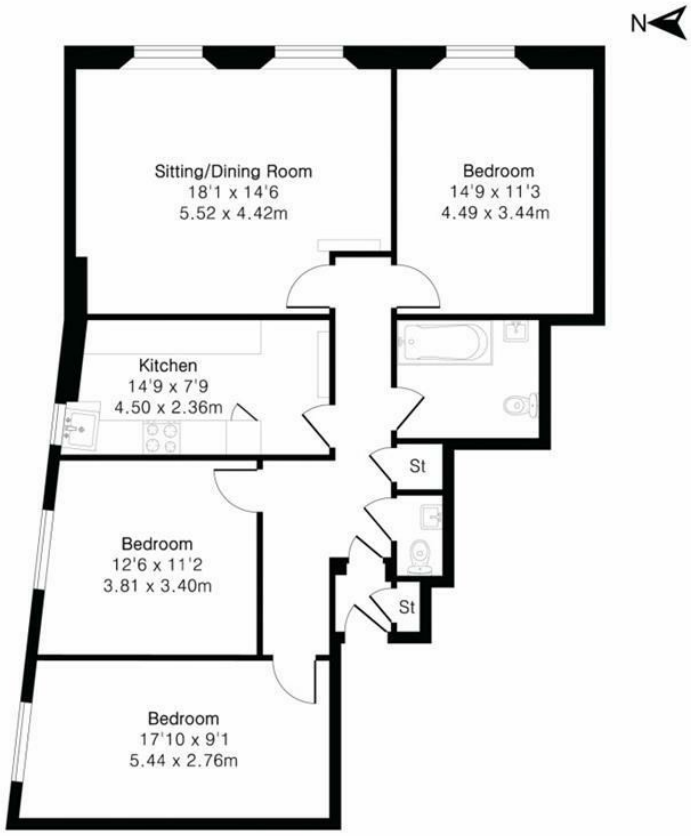
Lease: 963 years remaining.
Ground rent: £50 per annum which covers the parking space.
Service charge: Approx. £2899.08 per annum, paid in quarterly instalments of £724.77.

Management company is Carrick Johnson Management Services.

DIRECTIONS

From the Totnes office proceed along to the mini roundabout and go straight across into The Plains. Carry straight on in a southerly direction and Applewharf will be located on the left hand side. Pass under the archway into the courtyard and follow signs to No.16.

Approximate Gross Internal Area 1061 sq ft - 99 sq m



Second Floor Flat

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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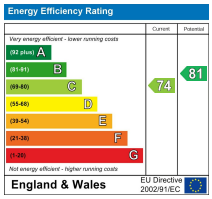

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