



Apt 1 Cider Warehouse



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Castle Street, Totnes, Devon, TQ9 5DB

Torbay 5 miles, Newton Abbot 9 miles, A38 7 miles

A well appointment first and second floor apartment with an allocated parking space.

- Shared lower and upper hallways
- Private inner entrance hall
- Sitting room/kitchen
- Three double bedrooms
- Stylishly bathroom
- Underfloor heating
- Allocated parking

Asking Price £275,000

## SITUATION

The apartment forms part of a converted warehouse development with good access to the railway station and town centre.

Totnes is a bustling market town full of interest and with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communications with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.



## DESCRIPTION

The property itself has been converted to a high standard and offers well proportioned accommodation. Noteworthy features include underfloor heating in all rooms and an allocated parking space.

## ACCOMMODATION

Entrance door from the communal courtyard area opens to the shared hall with stairs rising to the first floor hall. A door leads to the private inner entrance hall where panelled doors lead off to all of the rooms and a further staircase leads to the upper floor accommodation.

The sitting room/kitchen is an open plan room with two windows to the front and a good range of wall and base cupboards, built in dishwasher and washing machine. There is also space for a tall fridge/freezer and oven.

On this floor there is also a main bathroom/shower/WC which is fitted with a stylish white suite. On the second floor are three double bedrooms and a shower room/WC with a contemporary suite.

## OUTSIDE

There is an allocated parking space close by.

## SERVICES

Mains electricity, drainage and water. Underfloor heating.

## LOCAL AUTHORITY

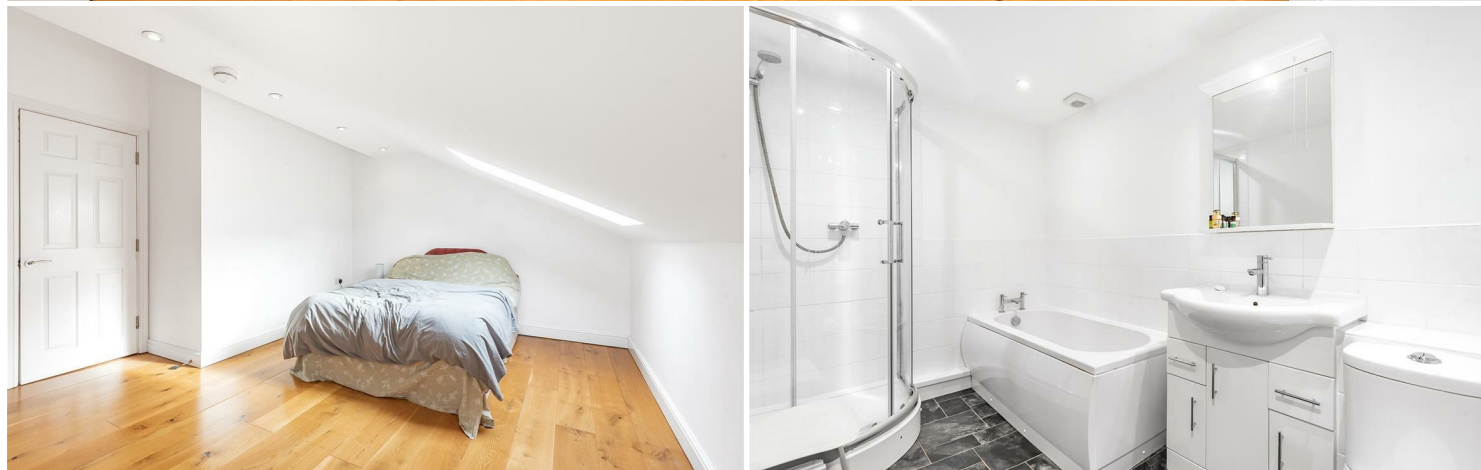
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

## DIRECTIONS

On the roundabout by Morrisons filling station, drive towards the railway station. At the brow of the hill just before the railway station, turn left onto Castle Street and the Cider Warehouse development will be seen on the right hand side.



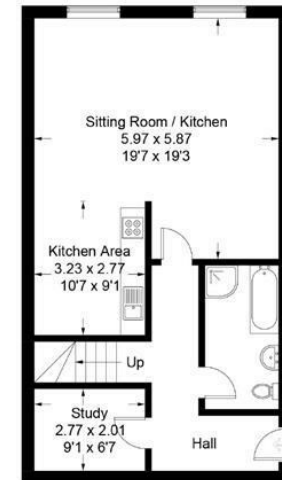
These particulars are a guide only and should not be relied upon for any purpose.



Approximate Gross Internal Area = 131 sq m / 1410 sq ft



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID483281)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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