Apartment 4, Cider Warehouse, Bridge Court, Totnes, Devon, TQ9 5DB

A stylish and very well presented first and second floor apartment with good access to the town centre.

Torbay 5 miles Newton Abbot 9 miles A38 7 miles

• Communal courtyard • Private inner entrance hall • Living room • Well appointment kitchen • Three bedrooms (master ensuite) • Family bathroom • Underfloor heating • Allocated parking space •

Guide price £275,000

EPC Band D

01803 865454 | totnes@stags.co.uk
**SITUATION**

Skilfully converted from former warehousing, the Cider Warehouse is located close to the railway station so is ideal for commuting purposes. It is also within easy each of Totnes 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 apartment is arranged over two floors and is very well presented throughout. Noteworthy features include the underfloor heating, double glazing and allocated parking space.

**ACCOMMODATION**

Stairs lead from the communal entrance hall to the private inner entrance hall. Panelled doors lead off to all the rooms and a staircase rises to the first floor.

A well proportioned sitting room enjoys an outlook to the front of the building and opens to the kitchen which is fitted with a good range of quality wall base units and drawers.

Pelmet and downlighting. There is an understairs storage cupboard. Granite worktops having matching upstands and an integral sink adjacent to the drainer with a contemporary tap.

On the same floor is bedroom 3 with window to one side. Bathroom/WC fitted with a contemporary white suite of bath, shower enclosure, vanity basin and WC.

Second floor landing with panelled doors leading to the two remaining bedrooms, one of which has an ensuite shower and WC.

**OUTSIDE**

Allocated parking space.

**SERVICES**

Mains electricity, water and drainage. Electric 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.

**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 is on the right.