



# Flat 14 Bridge Court

Totnes, TQ9 5DB

RENDELLS

# Flat 14, Bridge Court

Totnes, TQ9 5DB

Guide Price of £379,000

A new three bedroom and two bathroom apartment enjoying light and airy accommodation. Underfloor heating (4 kilowatt solar panels) and one parking space. Conveniently located between Totnes High Street and the Train Station.

## Mileages

Kingsbridge (16.3 miles), Newton Abbot (8.4 miles), Dartmouth (12.7 miles, Plymouth (23.8 miles), Exeter (29.2 miles) via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

## Situation

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.

## Description

Bridge Court architecturally designed and set close to Totnes train station with solid wooden doors and engineered oak flooring. Enjoying light and airy accommodation with one parking space. Space to fit your own appliances with solid granite work tops and breakfast bar.

## Accommodation

A shared entrance to an open staircase with full length windows allowing plenty of natural light leading to the first floor. Door into inner vestibule giving access to number 13 and 14. Number 14 with solid wooden door opens into a good size entrance hall with engineered oak flooring. Electric underfloor heating throughout. The principal bedroom with ensuite with hand wash basin, vanity unit, electric touch mirror, W.C. with good size shower enclosure with sliding door. Two further bedrooms with inset spotlights. Plenty of natural light. Main bathroom with L shaped bath and Mira Atom shower, hand wash basin, W.C. and electric touch mirror. Open plan living with inset spotlights, balustrade with double doors opening in. Gloss finished kitchen with solid granite worktops, space for electric cooker, washing machine and slimline dishwasher. Range of wall mounted and undercounter units with breakfast bar. Plenty of electrical sockets and TV point. Inset spotlights with views over the inner courtyard.

## Outside

There is parking for one vehicle in the carpark.

## Tenure

Leasehold. Lease granted in TBC. Freeholder Millennium Homes (Eastern) Ltd.



### Service Charge

Service charge was £1,700.00 per annum in 2025 which included building insurance, shared areas for the electricity and parking lighting. Gardens and grounds maintenance and carpark management. Fire and electrical testing

### Ground Rent

Nil (zero).

### Council Tax                      Energy Performance Certificate

Band to be assessed.    Energy rating A-109.

### Services

Mains electricity, mains water (supply metered) and mains drainage. Electric boiler and underfloor heating (4 kilowatt solar panels mounted on roof solely for this apartment). There is also space if desired to add a battery in the communal electric cupboard on the ground floor.

### Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

### Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

### Directions

From the roundabout by Morrisons filling station, take the A381 signposted Kingsbridge. Immediately before the railway bridge turn left onto Castle Street then take first right into Bridge Court.

What3Words: <https://w3w.co/blurs.caravan.yacht>

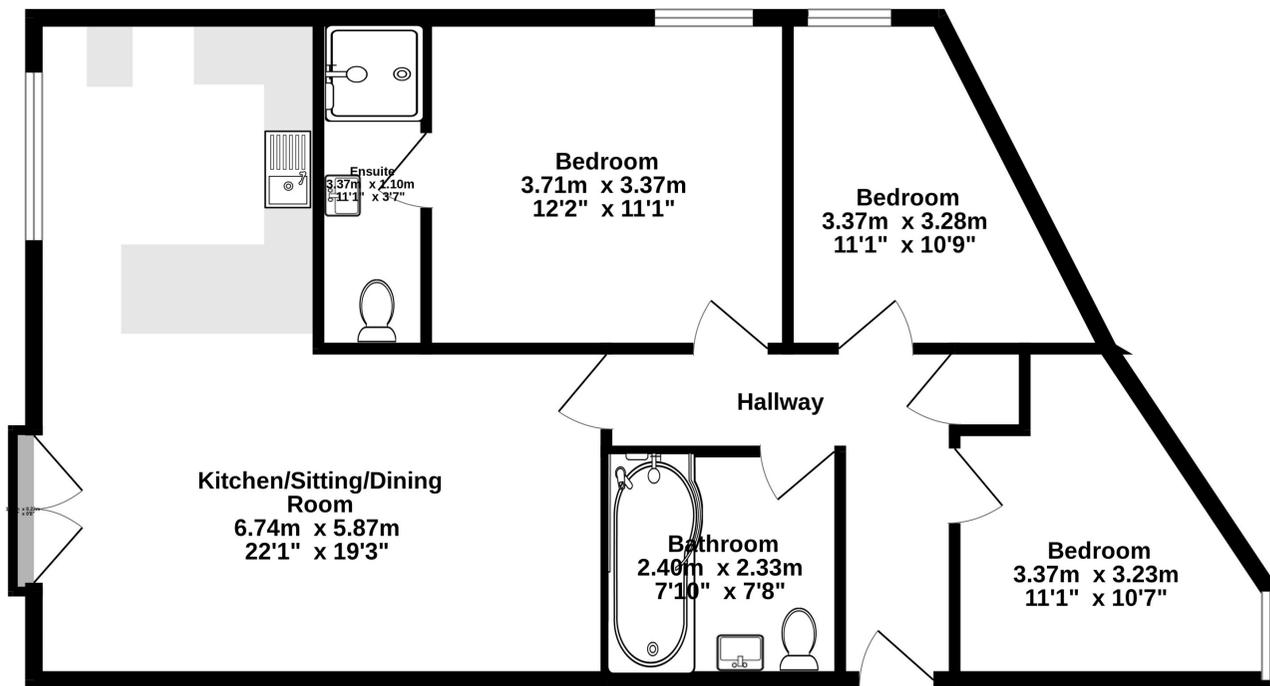


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	109	109
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

WWW.EPC4U.COM

**Ground Floor**  
74.9 sq.m. (806 sq.ft.) approx.



**TOTAL FLOOR AREA : 74.9 sq.m. (806 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888**  
Email: [totnes@rendells.co.uk](mailto:totnes@rendells.co.uk) [www.rendells.co.uk](http://www.rendells.co.uk)

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