

Established



1816



2 Benbrook Flats, Plymouth Road, Totnes, TQ9 5LH

Guide Price £179,995

An immaculately presented refurbished ground floor apartment with parking, communal gardens, the property is within walking distance to Totnes High Street.

DRO02576

Rendells - Totnes
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An immaculately presented refurbished ground floor one bedroom apartment conveniently located with a short walk to Totnes High Street with its own parking space and communal gardens.

- Open Plan Sitting and Dining Room
- Good size bedroom with built-in wardrobes
- Quality fixtures and fittings
- Conveniently located
- Parking
- Communal garden
- Views over Totnes towards Totnes castle

Situation

The property stands within a few minute's walk of all the town's central amenities. Totnes is an ancient market town and river port in the South Hams area of South Devon. The busy, narrow streets, dominated by castle and church tower are full of architectural and historic interest, while the green horizon is always visible just beyond the houses. Totnes is a most sought-after location, with superb walks along the River Dart and beyond to attractive South Hams countryside. The town centre offers an excellent range of shops, amenities and leisure facilities as well as many popular restaurants. There are a range of primary and secondary schools locally and excellent communications links via road or rail. The A38 connects Plymouth and Exeter, and Newton Abbot and Torbay are also a short drive away. The local railway station is on the Paddington/Plymouth line and is again within walking distance.

Description

2 Benbrook Court has been the subject of a full internal renovation making this a smart and modern home with internal solid wooden doors. Fully rewired, laminate floors. Windows replaced 2014. Viewing is highly recommended.

Accommodation

Entering in through double glazed front door into inner hall with space for coats and storage units with laminate flooring throughout. Sitting/Dining Room enjoying plenty of natural light with windows overlooking the gardens and towards Totnes Castle. Plenty of space for soft seating and dining table. Good size bedroom with built-in double wardrobe with mirrored sliding doors. Double glazed window with rear aspect. Plenty of space for additional

cupboards and draw storage. Kitchen with pocket door making the most of this space with a range of undercounter and wall mounted units with a matt grey finish and brush steel handles. Inset double oven with four ring gas hob. Space for slimline dishwasher. Plumbing for washing machine. Sink and half drainer and mixer tap with tiled splashbacks. Space for fridge/freezer. Views over the front gardens towards Totnes town. Bathroom with bath and thermostatic shower valve over, hand wash basin and W.C. with useful built-in storage shelf and downlighter with tiled surround.

Gardens and Outside

There is parking for one vehicle with access over shared driveway to the rear of the property with steps leading down to the shared pathway leading to the front door with communal front gardens with space for rotary washing line. Mature borders and plenty of views of the town and towards the castle.

Services

Mains electricity, water, drainage and gas. Gas combi boiler for heating.

Tenure

Leasehold. The lease expires 2984.

Ground Rent

Current ground rent is £126.00 per annum.

Council Tax

Band A.

Energy Performance Certificate

Energy rating C.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

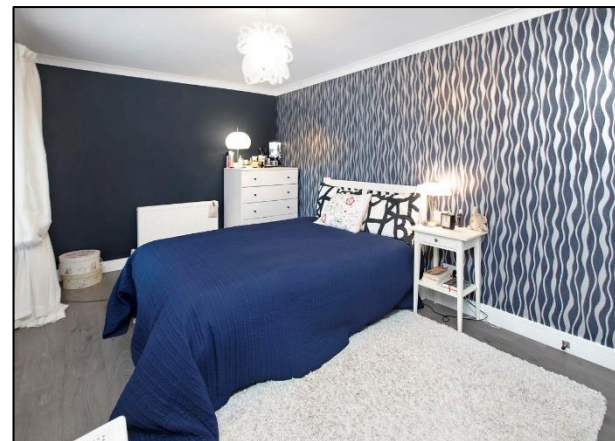
Viewing Arrangements

Strictly by appointment with a member of the Rendells team.

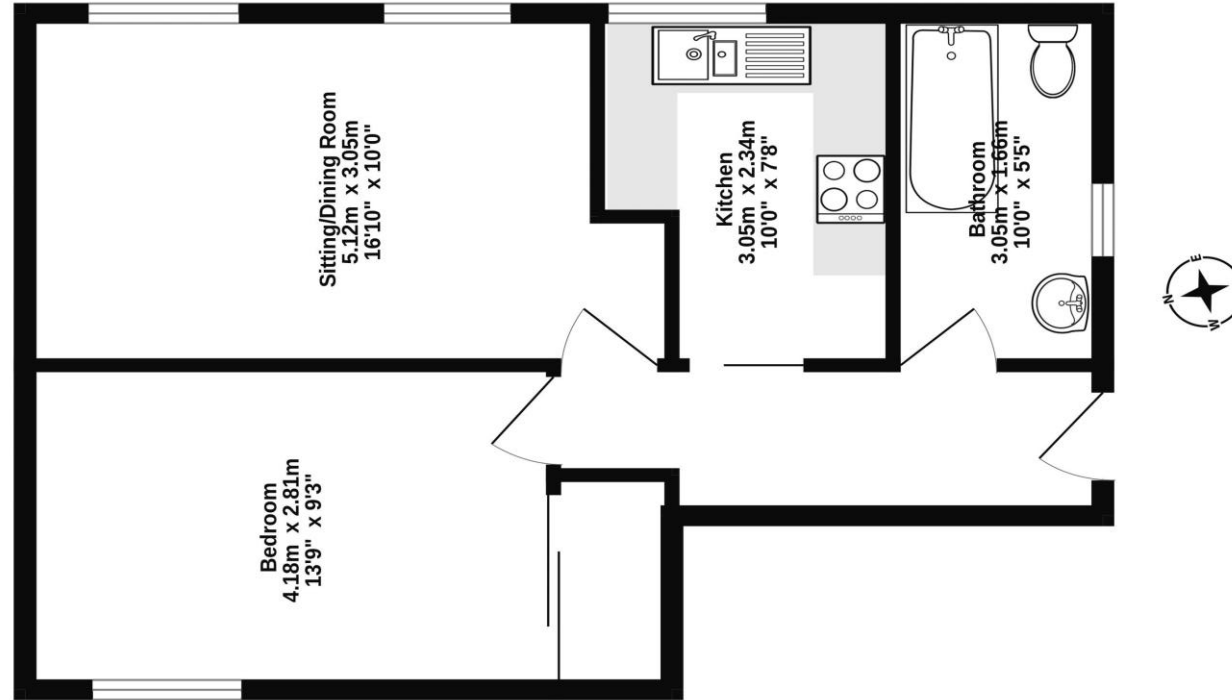
Directions

Proceed up the High Street, through The Narrows and bear right onto Plymouth Road. At the traffic lights proceed straight across and immediately left and Benbrook Court will be found on your right-hand side.

What3words: pampered.brotherly.caskets
<https://w3w.co/pampered.brotherly.caskets>



Ground Floor
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA : 46.1 sq.m. (496 sq.ft.) approx.

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