



Luscombe Maye
Since 1873

Bridge Terrace, The Plains, Totnes

Guide Price £340,000

2 2 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented two-bedroom apartment, enjoying an elevated position with far-reaching views over Totnes High Street towards the historic castle. Situated in the heart of Totnes town centre, the property is within easy walking distance of local amenities, independent shops, bus routes and the mainline railway station, making it an ideal lock-up-and-leave home, downsizer purchase, or residence for professional couples.

The accommodation is bright, spacious and well maintained throughout. The living room benefits from dual-aspect windows that flood the space with natural light, creating a warm and welcoming atmosphere while maximising the attractive outlook. The separate kitchen is well appointed and offers a practical layout with ample storage and space for a fridge/freezer, oven and washing machine. Upon entering the property, there is also a generous storage cupboard, alongside an airing cupboard and a family bathroom fitted with a shower, WC and wash hand basin.

The principal bedroom is well proportioned and benefits from an ensuite shower room comprising a shower, WC and wash hand basin. The second bedroom is also light and airy, enjoying views towards the castle, and provides versatile accommodation as a guest bedroom, home office or hobby room.

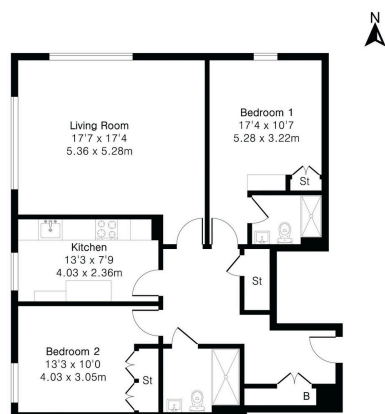
Further benefits include a secure allocated parking space, lift access within the building, and the convenience of town-centre living combined with a peaceful elevated setting. This attractive apartment offers a rare opportunity to enjoy bright and comfortable accommodation with excellent transport links and all the amenities of Totnes on the doorstep.

DIRECTIONS

What3Words - canine.collapsed.tango



Approximate Gross Internal Area 911 sq ft - 85 sq m



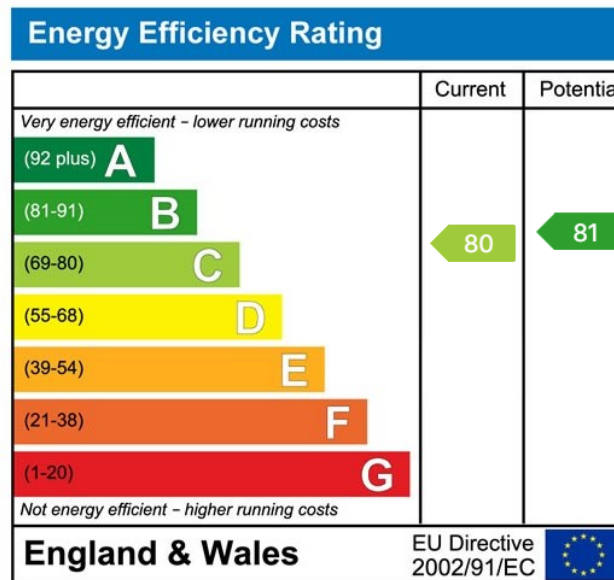
Top Floor



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 shown is for initial guidance only and should not be relied on as a basis of valuation.



- No Forward Chain
- Two Double Bedrooms
- Third Floor Apartment
- Lift Access
- Master Bedroom with Ensuite
- Allocated Parking Space
- Far Reaching Views over Totnes Town
- Level Walk to Local Shops, Buses & Amenities



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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