



Flat 3, 48 High Street

Flat 3, 48, High Street, Totnes, Devon TQ9 5SQ



Totnes (Train Station): 0.5 miles |
Dartmouth: 13 miles | Exeter: 29 miles

A characterful Grade II Listed one-bedroom apartment in the heart of Totnes, with spacious open-plan accommodation and attractive elevated views towards the surrounding countryside

- Grade II Listed town-centre apartment
- Prime position on Totnes High Street
- Spacious open-plan kitchen/dining/sitting room
- Generous double bedroom
- Approx 543 sq ft (50.4 sq m) of accommodation
- Attractive period character and feature fireplace
- Elevated third-floor position with appealing views
- Convenient for Totnes shops, cafés and amenities
- Leasehold
- Council tax band B

Guide Price £180,000



SITUATION

Flat 3 occupies a highly convenient position on Totnes High Street, placing the historic town centre and its excellent range of independent shops, cafés, restaurants and everyday amenities within easy reach. Totnes is renowned for its vibrant atmosphere, attractive historic streetscape and strong sense of community, while also benefiting from excellent transport connections, including a mainline railway station.

The apartment's elevated third-floor position affords appealing views across the town towards the surrounding South Devon countryside, giving the property a pleasing sense of outlook despite its central setting.

DESCRIPTION

Offering an appealing combination of period character, town-centre convenience and far-reaching views, Flat 3 forms part of an attractive Grade II Listed building in the heart of Totnes. The apartment is positioned on the third floor and provides well-proportioned accommodation extending to approximately 543 sq ft (50.4 sq m).

Internally, the property has a bright and straightforward layout, with a particularly generous open-plan kitchen, dining and sitting room forming the principal living space. Period detail, including an attractive fireplace, adds character, while the large sash-style windows contribute good natural light and frame views across the rooftops towards the countryside beyond.

ACCOMMODATION

The apartment is approached via the communal areas of the building and is situated on the third floor.

The entrance opens into a central hall providing access to the principal rooms and a large loft with loft ladder. The

kitchen/dining/sitting room is an impressive open-plan space, with a large window providing natural light and an attractive outlook. The kitchen is arranged along one side of the room with fitted units, work surfaces and space for appliances, leaving ample room for separate sitting and dining areas.

The bedroom is a well-proportioned double room with a large window and useful built-in storage. The bathroom is positioned off the hall and is fitted with a white suite incorporating a bath with shower over, WC and wash basin.

SERVICES

All mains services are connected. Gas-fired central heating.

According to the supplied Ofcom information, broadband of up to approximately 71 Mbps is available and mobile coverage predictions indicate Good coverage with EE and O2, Outstanding coverage with Three and Okay coverage with Vodafone.

TENURE

Leasehold, with an original term of 999 years and approximately 965 years remaining, expiring 27 March 2991.

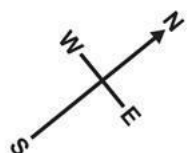
There is no ground rent. The current service charge for the year to 31 March 2027 is £1,621.56 per annum.

Managing Agent: Stags Commercial.

AGENT'S NOTE

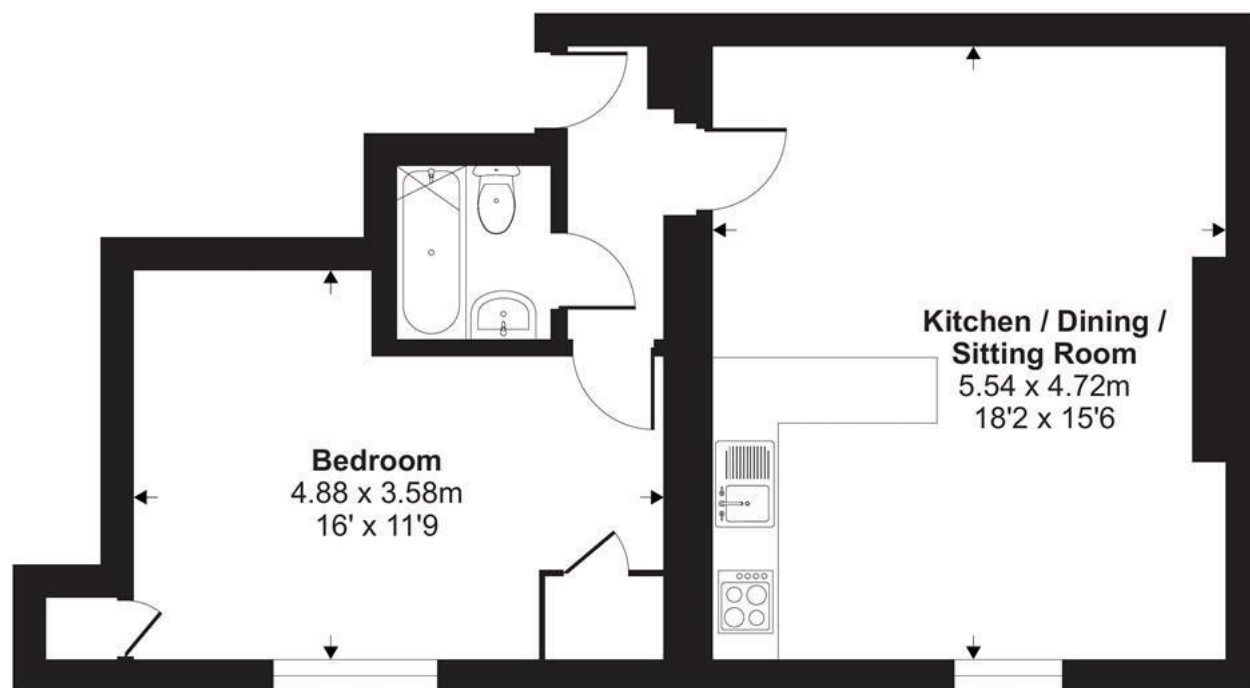
NB: Some internal images have been virtually staged to help illustrate how the rooms could look once furnished. These images are for guidance only and do not reflect the current condition or contents of the property.





Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2026. Produced for Stags. REF: 1496427

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London