



14 Bridge Court

14, Bridge Court, Castle Street, Totnes, TQ9 5DB



A38 6 Miles | Torquay 9 Miles | Exeter 27 Miles

A light and airy three bedroom apartment with allocated parking and excellent energy efficiency, conveniently positioned between Totnes High Street and the railway station

- Convenient position near Totnes High Street
- Easy access to mainline railway station
- Bright first floor accommodation
- Three bedrooms and two bathrooms
- Granite worktops and engineered oak flooring
- Underfloor heating and EPC rating A
- Dedicated 4kW solar panel array
- Allocated parking for one vehicle
- Leasehold
- Council tax band: C

Guide Price £375,000

SITUATION

Bridge Court occupies a convenient position on Castle Street, between Totnes' historic High Street and mainline railway station. The town offers independent shops, cafés, restaurants, regular markets, supermarkets and schooling. Rail services connect with London Paddington, Exeter and Plymouth, while the A38 provides access to the wider road network. Riverside walks along the Dart and the nearby Dartington estate add to the appeal of this accessible South Hams setting.

DESCRIPTION

Enjoy the convenience of Totnes on foot, with the comfort of contemporary interiors and your own allocated parking space. Situated on the first floor of this distinctive building, 14 Bridge Court offers a bright and welcoming home within easy reach of the town's amenities and mainline railway station.

Attractive external stonework is complemented by engineered oak flooring, solid wooden doors and granite worktops, creating a considered blend of character and modern finish. Electric underfloor heating and solar panels dedicated to the apartment contribute to an impressive EPC rating of A.

ACCOMMODATION

A shared entrance opens to a communal stairwell, where full-height windows provide natural light. Stairs rise to the first floor and an inner lobby serving two apartments. A solid wooden door opens into the entrance hall of No. 14. The hall gives access to the living space, all three bedrooms and the bathroom.

The open-plan kitchen/sitting/dining room provides a sociable living space, with engineered oak flooring to the sitting area and inward-opening double doors with a protective balustrade. The kitchen is fitted with wall and base units, granite worktops, a breakfast bar and stainless-steel sink. There are spaces for a cooker, washing machine and slimline dishwasher.

The principal bedroom has an en suite shower room with an enclosed shower, washbasin

within a vanity unit and WC. Two further bedrooms offer flexibility for guests or home working. The bathroom is fitted with an L-shaped bath with shower over, washbasin, WC and illuminated mirror.

OUTSIDE

Approached from Castle Street, Bridge Court has a communal car park, where one space is allocated to the apartment. The shared entrance provides access to the communal staircase serving the first floor.

SERVICES

Mains water (metered), mains drainage and mains electricity. Heating is provided by an electric boiler with underfloor heating throughout. A roof-mounted 4kW solar array serves this apartment exclusively. There is space for a battery within the communal electrical cupboard on the ground floor.

According Ofcom, predicted superfast broadband speeds are 80Mbps download and 20Mbps upload. Limited mobile voice and data coverage is predicted for EE, Three, O2 and Vodafone.

TENURE

Leasehold. Lease commencement date and term to be confirmed. Freeholder: Millennium Homes (Eastern) Ltd. Ground rent: nil.

The service charge was £1,700 per annum in 2025, including buildings insurance, communal electricity and car park lighting, gardens and grounds maintenance, car park management, and fire and electrical testing.

AGENT'S NOTE

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.

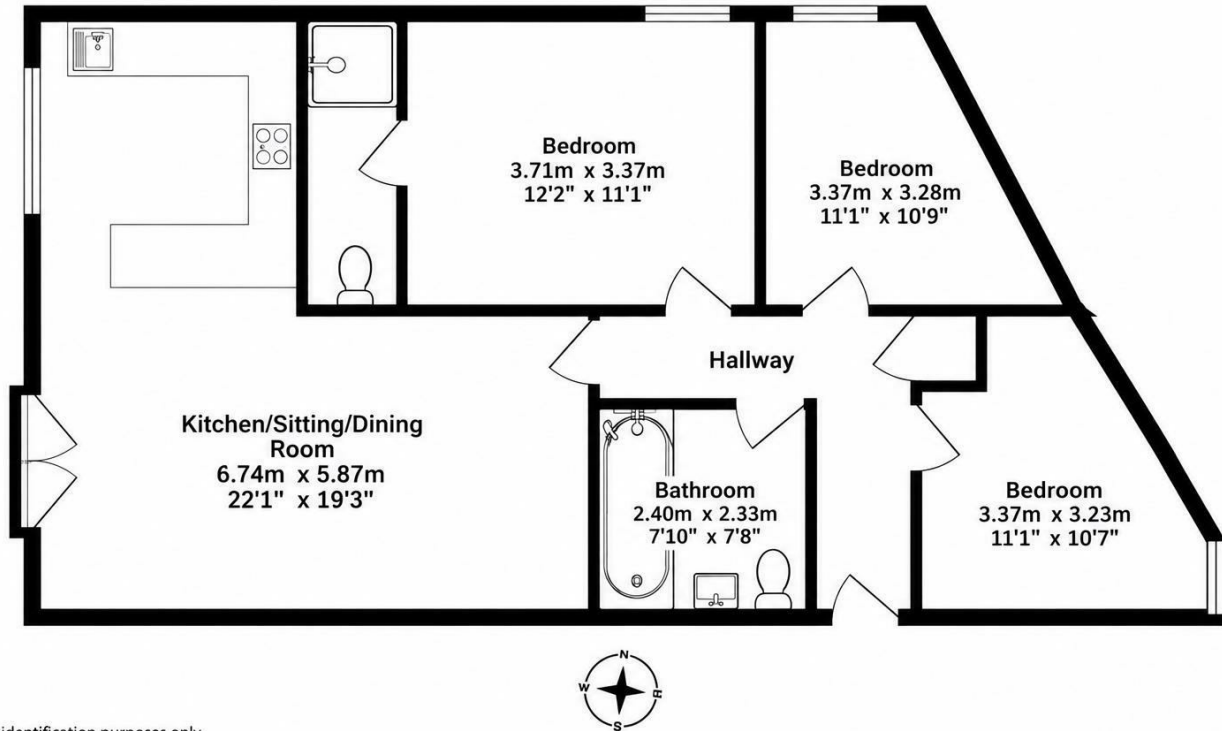
DIRECTIONS

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

What3Words: blurs.caravan.yacht.



First Floor
74.9 sq.m. (806 sq.ft.) approx.



For identification purposes only.

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	Current: 100% Target: 100%
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

01803 865454

totnes@stags.co.uk

stags.co.uk