STAGS



11 Throgmorton House

11, Throgmorton House, New Walk, Totnes, Devon TQ9 5GZ







Newton Abbot 8 miles | Plymouth 24 miles | Exeter 28 miles

A spacious second-floor apartment enjoying views of the River Dart, with lift access, allocated parking and a superb position within a short, level walk of Totnes town centre

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- No onward chain
- Short, level walk to town
- Allocated and visitor parking
- Attractive River Dart views
- Spacious second-floor apartment
- Lift and stair access
- Two generous double bedrooms
- En-suite and separate bathroom
- Leasehold, 999 years from February 2026
- Council tax band D

Guide Price £325,000

SITUATION

Throgmorton House occupies an enviable position beside the River Dart, within a short, level walk of Totnes town centre and its excellent selection of independent shops, cafés, restaurants and everyday amenities.

This historic South Hams market town is renowned for its vibrant community, thriving markets and cultural attractions. Totnes also benefits from a mainline railway station with direct services to London Paddington, while the A38 provides convenient access to Exeter and Plymouth. Dartmoor National Park and the beautiful South Devon coastline are both within easy reach.

DESCRIPTION

Enjoying attractive views towards the River Dart, this generously proportioned apartment combines an appealing waterside setting with the convenience of town-centre living.

Situated on the second floor of the established Throgmorton House development, with lift access, the property offers approximately 876 sq ft (81 sq m) of well-balanced accommodation. The spacious reception room and separate kitchen enjoy river views, while two generous double bedrooms and two bath/shower rooms provide comfortable living space.

With allocated parking and a convenient position close to the town's amenities, the apartment is ideal as a permanent residence or easily maintained Devon base, and is offered with no onward chain.

ACCOMMODATION

The communal entrance provides lift and stair access to the second floor, where the apartment opens into a generous entrance hall serving the principal rooms.

The separate kitchen/breakfast room is fitted with a range of wall and base units, an integrated cooker and space for a breakfast table, with views towards the River Dart. The spacious sitting room provides ample space for comfortable seating and a dining table, with a large window enjoying attractive river views and plenty of natural light.

There are two well-proportioned double bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room. The second bedroom provides flexible accommodation for guests or use as a home office. A separate family bathroom completes the accommodation.

OUTSIDE

Throgmorton House is approached from New Walk and benefits from a residents' parking area, where Number 11 has an allocated parking space. Additional visitor parking is also available. The development has a communal entrance with lift and stair access to the upper floors.

The attractive riverside setting provides convenient access to walks along the River Dart, while the shops, cafés and amenities of Totnes are only a short, level walk away, offering an appealing combination of convenience and low-maintenance living.

TENURE

Leasehold, with a 999-year lease commencing February 2026. Ground rent: Nil.

Service charge: Approximately £2,816 per annum, payable quarterly (£704 per quarter). Freeholder: Throgmorton Quay Management Co. Ltd.

Pets are not permitted.

SERVICES

Mains water, drainage and electricity. Gas central heating.

According to Ofcom, basic ADSL broadband speeds of up to 17 Mbps, superfast FTTC speeds of up to 80 Mbps and ultrafast FTTP speeds of up to 1,000 Mbps are available.

Predicted mobile coverage is Good with EE, O2 and Vodafone, and Outstanding with Three.

The property is situated within Flood Zone 3 due to its proximity to the River Dart. The seller advises that the property has never flooded and that flood defences have been developed over the years, including improvements in recent years which significantly reduce the risk of flooding.

DIRECTIONS

From the lower end of Fore Street in Totnes, continue across the mini-roundabout into The Plains. As the road bears right, proceed straight ahead into New Walk. Continue along the road, where Throgmorton House will be found on the left-hand side.




STEAM
PACKET
INN





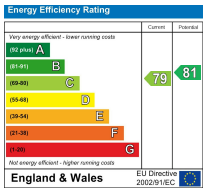


Approximate Gross Internal Area 876 sq ft - 81 sq m



Second Floor

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.



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