



- 🏠 A Grade II Listed second floor maisonette situated on The Plains in Totnes, a level walk to the town centre and amenities
- 🏠 Communal entrance hall
- 🏠 Door opening into 5b where stairs rise to the second and third floors
- 🏠 Lounge
- 🏠 Kitchen
- 🏠 Master bedroom with en-suite shower room on the third floor
- 🏠 Further double bedroom
- 🏠 Bathroom



A Grade II Listed maisonette situated on The Plains in Totnes with accommodation comprising lounge, kitchen, dining hall, master bedroom en-suite, further double bedroom and bathroom. The property is being offered for sale with no onward chain.

A door from The Plains opens into the communal hall, shared with 5A, where stairs rise to the first floor landing to the entrance of 5B. The door opens into the entrance hall where stairs rise to the second floor with useful cupboard under. From the landing a door opens into the inner hall where there are doors to the lounge, kitchen, bedroom two and the bathroom. The lounge has two windows to the front of the property, fitted cupboard, radiator and track spotlights. The kitchen is fitted with a range of wall and base level kitchen units with space for electric cooker, fitted fridge and dishwasher, cupboard housing the gas fired boiler, feature fireplace and a window to the rear. Bedroom two is a double room which has two windows to the front of the property and radiator. The bathroom is fitted with suite comprising panelled bath with mixer tap, hand shower attachment and shower screen, pedestal wash hand basin and low level WC. There is a ladder style heated



towel rail/radiator and window with views to St Mary's Church. On the third floor is the master bedroom, a spacious room with en-suite shower room, exposed beams, wooden floorboards, window with views and radiator. There is eaves storage and dressing surfaces with wash basin. The shower room is fitted with shower cubicle, wash basin with vanity unit and low level WC with concealed plumbing. There is also an extractor fan and heated towel rail/radiator.

5B The Plains is connected to all mains services with gas fired central heating. Leasehold with 964 years remaining. Ground rent - £50 per annum Service charge - £925.00 per annum

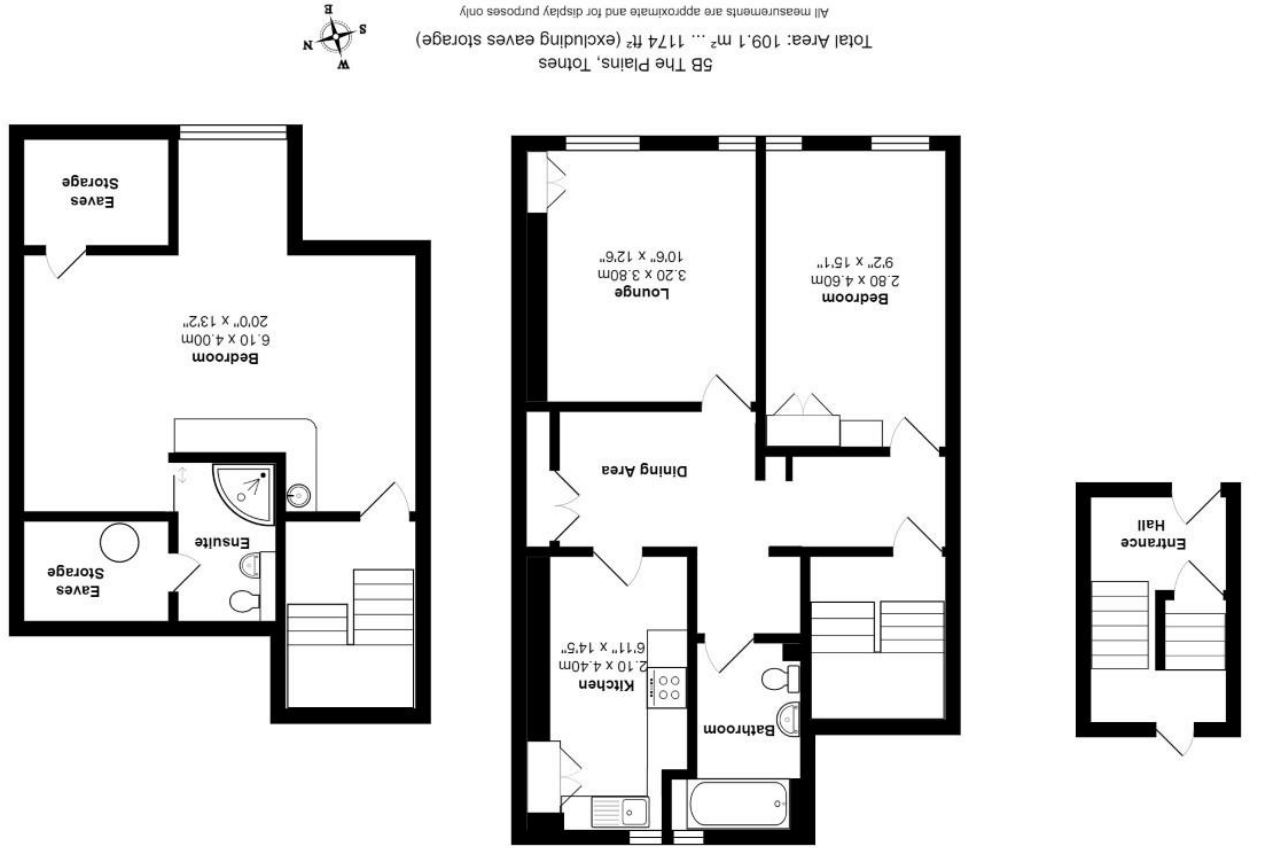
For more information, or to make an appointment to view, please contact the office on 01803 866336.

*Our View "A spacious home in a central location"*





**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Ref: DWO01948  
**01803 866336**

**5b The Plains, Totnes, Devon, TQ9 5DR**  
**Guide Price £225,000**  
**woodshomes.co.uk**

