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REF: DRO1254

3 The Malthouse

**New Walk,
Totnes,
Devon
TQ9 5YY**

A VERY ATTRACTIVE RIVERSIDE APARTMENT.



BRIEFLY COMPRISING:- PRIVATE GROUND FLOOR ENTRANCE LOBBY WITH STAIRS TO FIRST FLOOR, RECEPTION HALL AND DOORS GIVING ACCESS TO LOUNGE, KITCHEN, TWO BEDROOMS AND BATHROOM.

*** * * £217,000 * * ***

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3 The Malthouse, Totnes

SITUATION

The Malthouse was originally part of a complex of warehouses along the River Dart. Converted in 1987, it now comprises 21 apartments. Grade II listed and in a Conservation Area, No. 3 The Malthouse is one of four apartments set within a smaller wing of The Malthouse, each with their own access.

This property offers level access to Totnes with all its amenities. There is a regular service to London Paddington from Totnes' mainline railway station and the A38 Devon Expressway is only 6 miles away, giving easy access to both Plymouth and Exeter with its international airport.

DESCRIPTION

No. 3 The Malthouse is a unique waterside apartment situated in the two-storey building next to the main block with views across the River Dart and Vire Island. The property is set back from the road and has its own entrance accessed across the communal courtyard. Briefly the property comprises of two bedrooms, Lounge, Kitchen and Bathroom. The property has been well maintained and the complex is run by a management company who implement a regular maintenance programme.

DIRECTIONS

Walking down Fore Street until you reach The Plains, turn right and continue until you reach New Walk. The Malthouse is on your left hand side with its distinctive chimney. No. 3 The Malthouse is in the smaller building just beyond the main block.

ACCOMMODATION:

Communal Courtyard leads to common **Entrance Porch** and door to:-

Private Lobby with stairs leading to:-

FIRST FLOOR:

Reception Landing: 17'0 x 10'11 (5.18m x 3.33m) Economy 7 night storage heater. Built-in cupboard with water tank and dual immersion heater. (New water tank installed 2006). Power points. Hatch to loft space with drop down ladder.

N.B: the separate loft space is not included in the lease for this property, but does offer considerable storage space.

Doors lead to:-

Bedroom Two: 14'6 x 7'2 (4.42m x 2.18m) Window with views across the river and Vire Island. Coved ceiling. Electric panel heater. Power points.

Lounge: 15'8 x 12'6 (4.78m x 3.81m) Dual aspect with views across the river and Vire Island and downstream. Both windows have window seats. Coved ceiling. Economy 7 night storage heater. TV aerial point. Serving hatch to kitchen. Telephone and power points.

Kitchen: 9'2 x 8'8 (2.79m x 2.64m) Window with views to New Walk, the river and the hills beyond. Stainless steel sink unit with wood laminate work tops, base cupboards and

3 The Malthouse, Totnes

drawers. Tiled work tops with overhead cupboards. Wood laminate work tops with serving hatch to lounge and equipment space and space for fridge below. Tall storage cupboard, tiled worktops with space for washing machine below, 'Dimplex' wall heater, power points and with wood laminate flooring.

N.B. The purchaser will be able to take over the residue of white goods.

Bedroom One: 12'6 x 10'3 (3.81m x 3.12m) Double bedroom with full-length window overlooking New Walk and the hills beyond. Panel electric heater. Telephone and power points. With three sliding doors to fitted wardrobe, fitted shelving and TV aerial point.

Bathroom: Frosted window. Part tiled. Built-in storage cupboard above white panel bath. Folding shower screen, instant shower mixer taps. Pedestal hand wash basin with splash back. Overhead strip light. 'Dimplex' wall heater. Low level flush W.C. Linoleum floor covering.

OUTSIDE

Communal Courtyard with the apartment's own bench seating and container pots.

Although the property does not have its own parking there is the possibility of renting spaces nearby.

SERVICES

Mains electricity, water (metered) and drainage.

COUNCIL TAX

Band 'C'

ENERGY PERFORMANCE RATING

Band 'D'

SERVICE CHARGE

There is a current reserve fund of £71,778.76 for the complex known as The Malthouse.

Service Charge: £342.89 per quarter.

Quarterly recovery of Bin Store Project costs, in advance, of £34.87 (payment for which we understand should finish in 2015).

GROUND RENT

£84.50 per annum.

LEASEHOLD

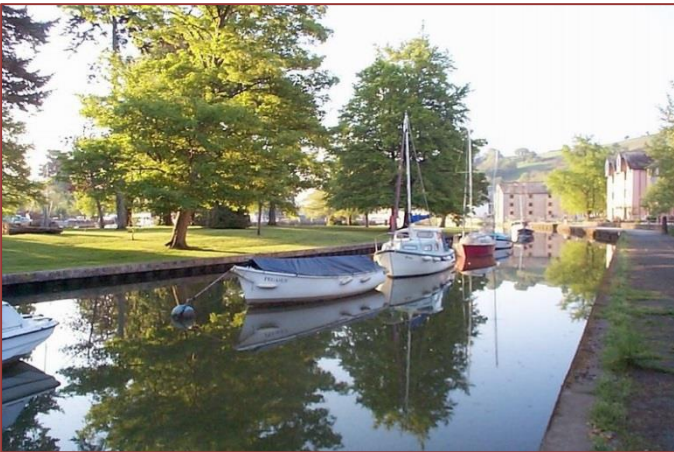
The property is leasehold and is one of twenty-one apartments.

Commencement Date: 1987

Term: 199 year lease.

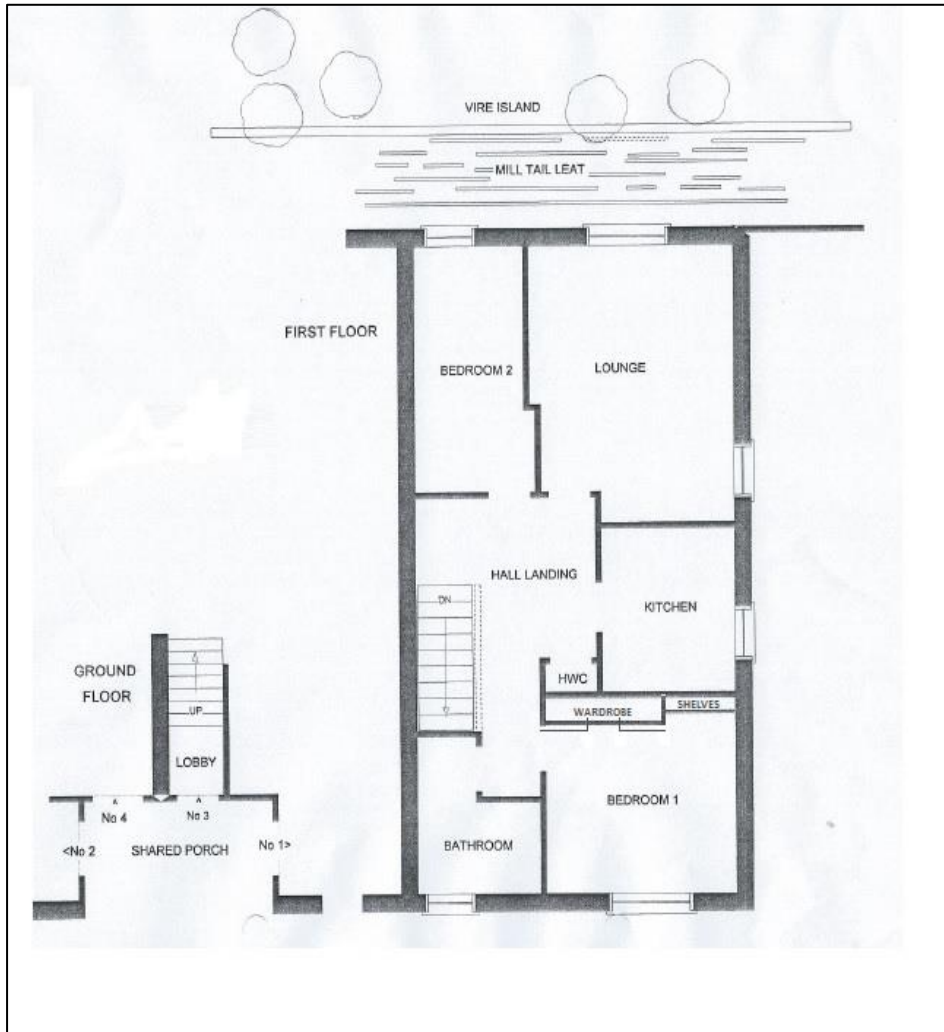
Lease remaining: 173

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FLOOR PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE



VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01803 863888

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Property Sharing Experts of which it is a member and The Westcountry TEAM for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.