



22 The Carrions, Totnes - TQ9 5XX

Totnes

£160,000

A charming one-bedroom ground-floor flat in the heart of The Carrions, Totnes, with the rare advantage of a highly sought-after private parking space. Ideally positioned for the town centre, this delightful home offers an exceptional combination of convenience and secure parking.

Council Tax band: A – South Hams District Council

Tenure: Leasehold – 999 years from 17th January 1983

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- A well presented ground floor apartment
- Situated within walking distance of the town centre and amenities
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Offered for sale with no onward chain
- Allocated off road parking space
- Ideal first time buy or investment opportunity



An excellent opportunity to acquire a well-presented one-bedroom ground-floor flat, ideally situated within the popular residential area of The Carrions in the highly sought-after market town of Totnes. The property benefits from the rare parking space in the town centre, making it an appealing proposition for both owner-occupiers and investors.





The accommodation is well proportioned and comprises an entrance hall, sitting room, newly fitted kitchen, double bedroom and bathroom. The practical layout offers comfortable, low-maintenance living and would suit a range of purchasers. The property has also enjoyed **considerable success as a rental over many years**, demonstrating its appeal as a desirable short-term rental in this sought-after South Devon location. This history, together with the property's central position, communal garden and rare parking provision, makes it an attractive investment opportunity with potential for , longer-term rental or personal use, subject to any necessary consents. A particular highlight is the condition and rental potential. The addition of a **town-centre parking space** is a particularly rare and desirable feature, adding further to the property's appeal and practicality.

Combining a new kitchen, communal garden and rare town-centre parking, this is an exciting opportunity to acquire a versatile property in one of South Devon's most desirable market **towns**. Whether purchased as an investment, holiday home or permanent residence, early viewing is highly recommended.

Agent's Note: Please note that we have been advised that there is an absent freeholder.

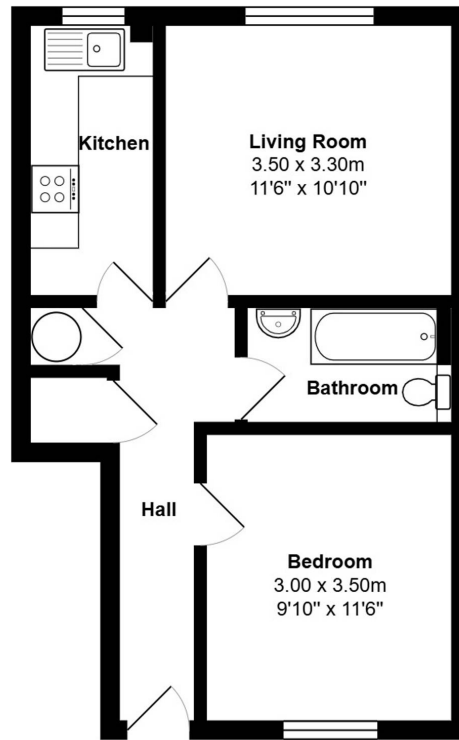
General Information

Ground Rent: Peppercorn (£1.00)

Service Charge: TBC



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A	91	92
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		



22 The Carrions, Totnes
Total Area: 40.2 m² ... 433 ft²

All measurements are approximate and for display purposes only

Woods Homes

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