



39 Baltic Way



# 39 Baltic Way

, Totnes, Devon, TQ9 5WY

Central Totnes, Ashburton 8 miles, Exeter 25 miles

A spacious property designed over three floors close to the Totnes town centre with waterside views.

- Energy efficient property
- Master ensuite
- Open plan kitchen/dining room
- Second floor sun deck
- Four bedrooms
- 8 year NHBC warranty
- Second floor sitting room with views of the river
- Waterside location

Guide Price £630,000

## SITUATION

The prestigious Baltic Wharf development is located on the banks of the River Dart and convenient for Totnes town centre, being just 600 yards from the iconic stone bridge over the River Dart, giving them easy access to the heart of Totnes, with a wealth of shops, cafes and restaurants nearby to explore.

Totnes is a bustling and thriving market town that maintains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including an indoor swimming pool and boating opportunities on the River Dart.

Totnes is approximately 6 miles from the A38/Devon Expressway allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes also has a mainline railway station, with direct links to London Paddington.



## DESCRIPTION

39 Baltic Way enjoys views up the River Dart towards the iconic Old Bridge with easterly views over the river and across to the countryside beyond. The layout of the accommodation is shown on the enclosed floor plans.

However, certain points are worthy of note. The integral garage is larger than most, with space for a large car and fitted storage space beyond and, unlike most properties on the development, enjoys side access to the rear garden.

## ACCOMMODATION

The open plan kitchen/dining room has Corian work surfaces, Bosch fitted appliances and access out onto a sheltered patio area. The garden has been landscaped and has a living ivy screen and wooden fencing providing privacy from neighbouring properties.

The first floor provides three bedrooms with a master enjoying a full height oriel window with views over the river, fitted wardrobes and a stylish en suite shower room. Bedroom 2 is a double with fitted wardrobes. Bedroom 3 is currently used as a home office but can easily accommodate a double bed. There is also a modern family bathroom with separate shower unit.

On the second floor is a spacious sitting room with a large oriel window which enjoys fantastic riverside views. There is a further shower room and Bedroom 4 (a double room), with access onto a sun deck which faces south westerly to enjoy the full sun in the afternoon and evenings.

## SERVICES

Mains electricity, water, gas combi boiler central heating, a pressurised hot water system and mains drainage. The property also has a newly installed air ventilation system.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

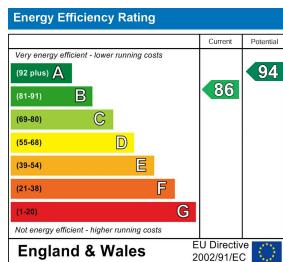
## VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

## DIRECTIONS

From the Stags Totnes office, proceed along Coronation Road to the roundabout and straight over onto The Plains. Continue on this road, keeping the river to your left. On reaching the Steam Packet Inn, take the next right into the Baltic Wharf Development and you will find the property at the far end of the development on the left hand side.





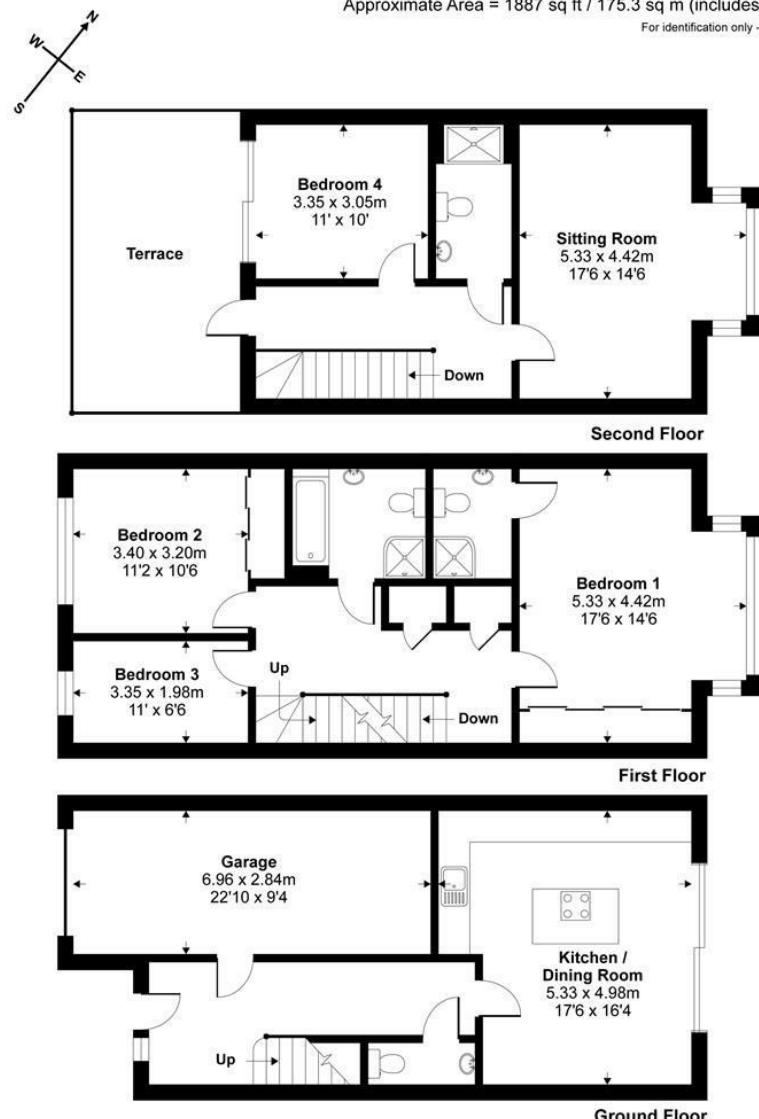
The Granary, Coronation Road,  
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454

These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 1887 sq ft / 175.3 sq m (includes garage)  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
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