



23 Baltic Way



23 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
- Family bathroom
- Second floor sitting room with views of the river
- Waterside location

Guide Price £650,000

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

23 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 two smart cars being able to be parked in tandem as well as having a 8 year NHBC warranty and guarantee for recent works done.

Accommodation

The open plan kitchen/dining room has Bosch fitted appliances and a large island unit and has access out onto the rear patio with a lowered sheltered seating area, enjoying views over the river. The property has a living ivy privacy screen which provides privacy from the neighbouring properties.

The first floor provides three bedrooms with the master enjoying a full height picture window with views over the River and offering a dressing area with fitted wardrobes and a stylish en suite shower room. Bedroom 2 is a double with fitted mirrored 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 Porcelanosa ceramic tiling.

On the second floor is the spacious sitting room with a large full height glazed corner window which enjoys the fantastic riverside views. There is a further cloakroom, and Bedroom 4 (a double room). From here there is a very impressive sun deck which faces south and west to enjoy the full sun in the afternoon and evenings. The design includes some attractive discreet boarding to provide more private seating areas.

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.

Viewings

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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