



20 New Walk

20, New Walk, Totnes, TQ9 5WB



Newton Abbot 8 miles; Plymouth 24 miles;
Exeter 28 miles

A practical and well-located home with parking, ideal for those seeking convenience in central Totnes

- Central Totnes location near town & river
- Practical, low-maintenance home
- Scope for modernisation throughout
- Well-proportioned living space
- Three good-sized bedrooms
- Designated parking space included
- Small courtyard garden with rear access
- Easy access to transport links
- Freehold
- Council tax band D

Guide Price £350,000



SITUATION

The property faces the River Dart and Vier island, and is only a stone's throw from the bustling Elizabethan market town of Totnes, renowned for its rich history and cultural charm. Residents enjoy access to a plethora of amenities, including excellent local schools, diverse shopping facilities, and recreational pursuits such as an indoor swimming pool and boating opportunities on the River Dart.

For commuters, the A38 Devon expressway is conveniently located approximately 6 miles away, providing swift connections to the bustling cities of Exeter and Plymouth, as well as the wider countryside. Furthermore, Totnes benefits from mainline rail links to London Paddington, adding to its accessibility and appeal.

DESCRIPTION

This practical and low-maintenance home presents a fantastic opportunity for a buyer looking to personalise a property in a sought-after location. While well-maintained, the house would benefit from updating throughout, allowing new owners to create a modern, comfortable space suited to their needs.

ACCOMMODATION

The front door opens into a generous living room, offering a flexible space for both seating and dining. A large window to the front adds natural light, while an under-stairs cupboard provides useful storage.

At the rear, the kitchen is a good size and well laid out, with space for appliances. A back door leads directly to the courtyard garden. There is scope to update and modernise this space to suit personal tastes.

On the first floor, the main bedroom spans the full width of the house and offers

excellent proportions. Bedroom 2 includes a built-in storage cupboard and overlooks the rear, while Bedroom 3 is a compact single or home office. The family bathroom is fitted with a bath, WC and basin, and would benefit from updating.

OUTSIDE

To the rear is a low-maintenance courtyard garden, mainly paved and enclosed by fencing and mature planting. The space is ideal for storage, with a shed already in place and access to the rear via a gate. A set of steps leads down from the kitchen door.

The property also benefits from a designated parking space, located nearby – a rare and valuable feature in such a central Totnes location.

SERVICES

Mains water, electricity, and drainage, electric heating. According to Ofcom, superfast broadband and major mobile network coverage available.

AGENT'S NOTE

Some internal images have been virtually staged to help illustrate how the rooms could look once furnished. These images are for guidance only and do not reflect the current condition or contents of the property.

DIRECTIONS

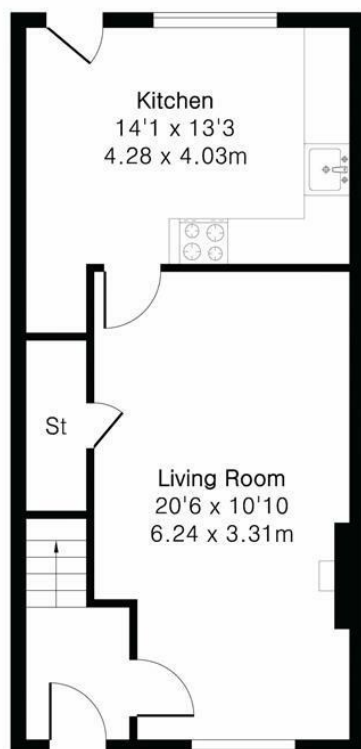
With the Totnes office of Stags on your left, proceed down to the mini roundabout at the bottom of the main street and go straight across into The Plains. Before the road bends around to the right go straight on into New Walk. The property will be found on the right hand side.



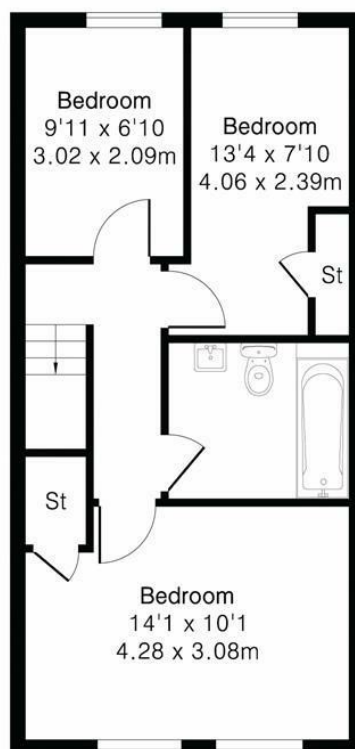
Approximate Gross Internal Area 866 sq ft - 80 sq m

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 433 sq ft – 40 sq m



Ground Floor



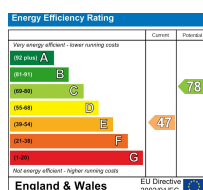
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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