



2 Dart View House

Baltic Way, Totnes, Devon, TQ9 5WW

RENDELLS

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A two bedroom ground floor apartment, set in a superb position, with large patio garden, garage with River views.

- Remainder of the NHBC Warranty
- Energy efficient property (EPC Band B)
- Waterside location
- Two double bedrooms
- Views over the River Dart
- Private entrance
- Ground floor apartment
- Large patio
- Garage

Guide Price £425,000

Kingsbridge 12.6 miles approx., Dartmouth 13.6 miles approx., Exeter 13.6 miles approx., Plymouth 23.1 miles approx., Newton Abbot 9.4 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

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

2 Dart View House enjoys views up the River Dart towards the iconic Old Bridge with easterly views over the river and across to the countryside beyond and is ideally located in the centre of Totnes within easy walking distance of shops, cafes and restaurants. The property has a spacious sitting/dining room, kitchen, a family



bathroom and two double bedrooms. Outside there is a large patio area with space for pots and a garage.

Accommodation

The front door enters into the open plan living room which is bright and airy due to the double aspect and door onto the courtyard providing waterside views over the river. The kitchen boasts a range of floor and wall mounted units with an integrated gas oven, electric hob and extractor as well as an integrated washing machine and fridge/freezer.

There are two bedrooms both large enough for a double bed with bedroom one providing access to the rear courtyard via a patio door. Both bedrooms are served by a shower room which is partly tiled with WC, wash hand basin, walk in shower and heated towel rail.

Outside

To the rear of the property there is a large patio area with stunning views down the River Dart as well as space for planting. Garage with up and over door and space for storage as well as an outside tap.

Tenure

Leasehold - 143 Years of lease remaining.
Service Charge: £1463.98 per annum.
Ground Rent: £150 per annum.

Energy Performance Certificate

Energy Rating B.

Council Tax

Band C.

Services

Mains water, electricity, gas and drainage.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

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 a short distance along on the left-hand side.

What3words ///digestion.quiz.whistle

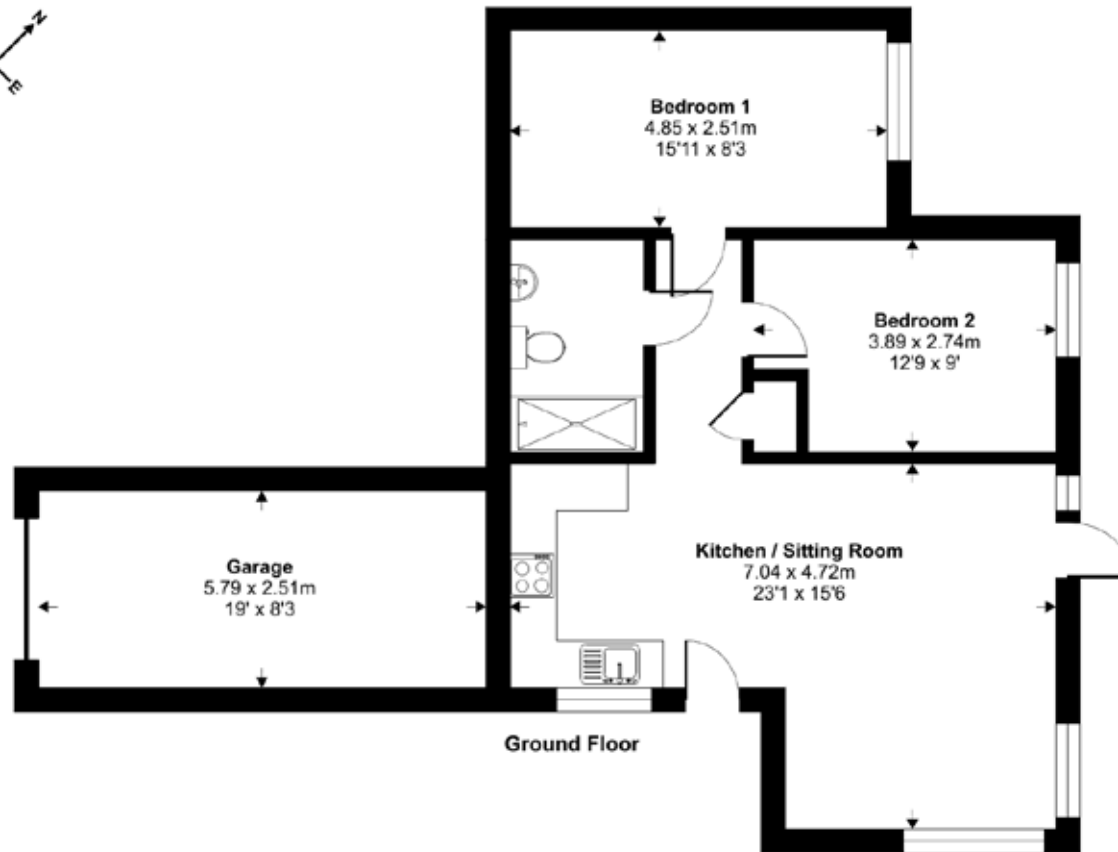


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Approximate Area = 817 sq ft / 75.8 sq m (includes garage)

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). © richcom 2023. Produced for Stags. REF: 965528

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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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