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2 Dart View House



A38 5 miles, Plymouth 24 miles, Exeter 29 miles

A two bedroom apartment located in a fantastic position of Totnes with views of the River Dart and large patio area to the rear

- 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
- Leasehold
- Council tax band C

Guide Price £425,000

### 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

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.

### SERVICES

Mains water, electricity, gas and drainage.

### TENURE

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

### LOCAL AUTHORITY

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

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### VIEWING

Strictly by prior appointment with Stags on 01803 865454.

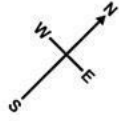
### DIRECTIONS

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 a short distance along on the left-hand side.



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

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 956628

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-92) B	85	85
(81-84) C	(69-78) D		
(69-80) E	(55-68) F		
(45-68) G			
Net energy efficient - higher scoring coats			
England & Wales		EU DIRECTIVE	2002/91/EC

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