



5 Baltic Way

5, Baltic Way, Totnes, Devon TQ9 5WY



A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

Four bedroom Townhouse presented to a high standard situated within this prestigious riverside development with stunning views over the River Dart

- No onward chain
- Prestigious riverside development
- Stunning views along the Dart and beyond
- Integral garage
- High eco-credentials
- 4 Bedrooms, 2 bathrooms
- Patio garden overlooking the River
- 5 minute walk to the town centre
- Freehold
- Council tax band E

Guide Price £650,000

SITUATION

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

5 Baltic Way is a meticulously crafted residence, built in 2018, nestled within a sought-after riverside development near Totnes Town centre. This 4-bedroom, 2-bathroom home boasts a well-appointed kitchen, a serene terrace overlooking the river, and a top-floor lounge offering breath-taking River Dart views.

ACCOMMODATION

Step through the recessed front door into a spacious entrance hall, leading to an integral garage and a convenient downstairs cloakroom. The kitchen, illuminated by natural light pouring through floor-to-ceiling windows, features modern fittings and access to the paved terrace, perfect for indoor-outdoor living.

Ascending to the first floor, there are three bedrooms, including a master suite with river views, en-suite shower room, and built-in wardrobes.

The second floor unveils a sizable bedroom, cloakroom, and a lofty reception room with vaulted ceilings and floor-to-ceiling windows offering further panoramic river and countryside views.

OUTSIDE

The rear low-maintenance paved terrace, is an idyllic setting for gatherings and alfresco dining. At the garden's edge, open railings maximise unobstructed views of the River Dart, enhancing the property's allure and providing a tranquil retreat.

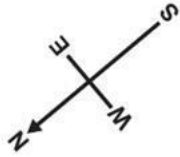
SERVICES

Mains electricity, water and drainage together with mains gas. Remainder of NHBC warranty.

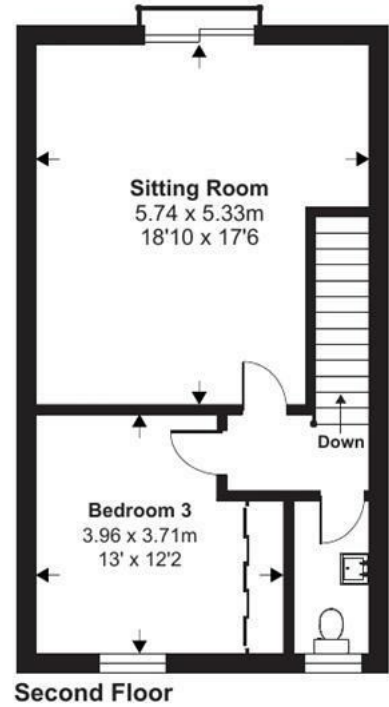
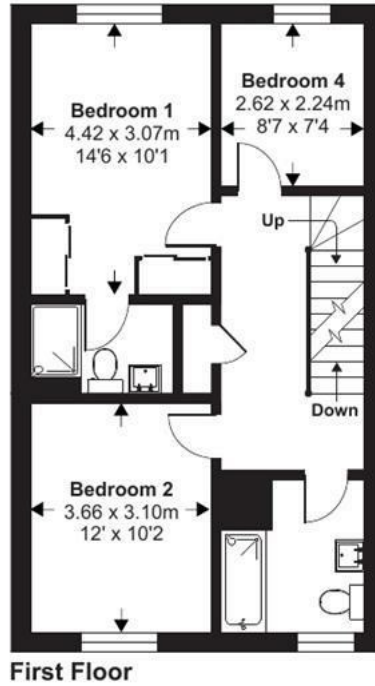
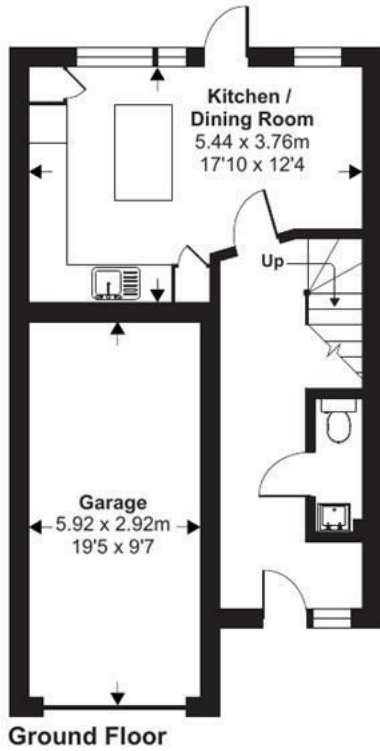
DIRECTIONS

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.



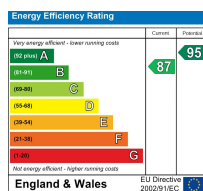


Approximate Area = 1449 sq ft / 134.6 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 1626 sq ft / 151 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1078950

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