



50, New Walk

50, New Walk, Totnes, TQ9 5WE



Newton Abbot 8 miles Plymouth 24 miles  
Exeter 28 miles

---

## Charming mid-terrace home with private parking in highly desirable Totnes location

---

- Superb standard throughout
- Spacious living spaces
- Thoughtfully designed layout
- Two double bedrooms & a single bedroom
- Enclosed courtyard
- Private parking
- Nearby River Dart and town centre
- Easy access to major transport links
- Freehold
- Council tax band D

Guide Price £400,000



### SITUATION

The property is only a stone's throw from the banks of the River Dart and town centre of Totnes, a bustling Elizabethan market town, 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 exceptional mid-terrace home at 50 New Walk offers a rare opportunity to reside in a highly desirable location, boasting private parking and excellent standards throughout.

### ACCOMMODATION

Upon entering, you are greeted by an inviting entrance hallway that sets the tone for the rest of the home. The ground floor unfolds to reveal a spacious living room, utility/WC, and a meticulously redesigned kitchen/diner, thoughtfully crafted to accommodate both relaxation and entertainment needs.

Ascending to the first floor, the accommodation seamlessly transitions into two generously proportioned

double bedrooms, alongside a cosy single bedroom, and a tastefully redesigned shower room.

### OUTSIDE

The enclosed courtyard at the rear of the property, complete with an electrical double socket, tap, and shed, is an ideal outdoor space with excellent storage options.

Access to the private car park ensures convenience, with one allocated owner's parking space and visitor parking available.

### SERVICES

Mains electricity, water and drainage. Superfast broadband and mobile network providers available.

### LOCAL AUTHORITY

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

### VIEWING

Strictly by prior appointment with Stags on 01803 865454.

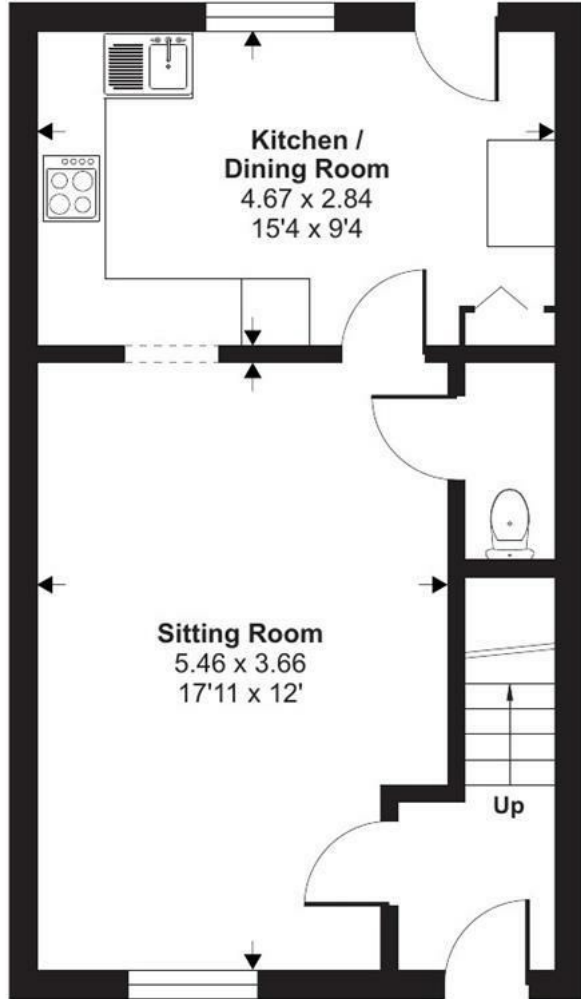
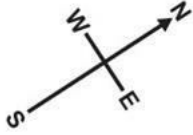
### DIRECTIONS

What3Words -  
///dream.situates.thinking

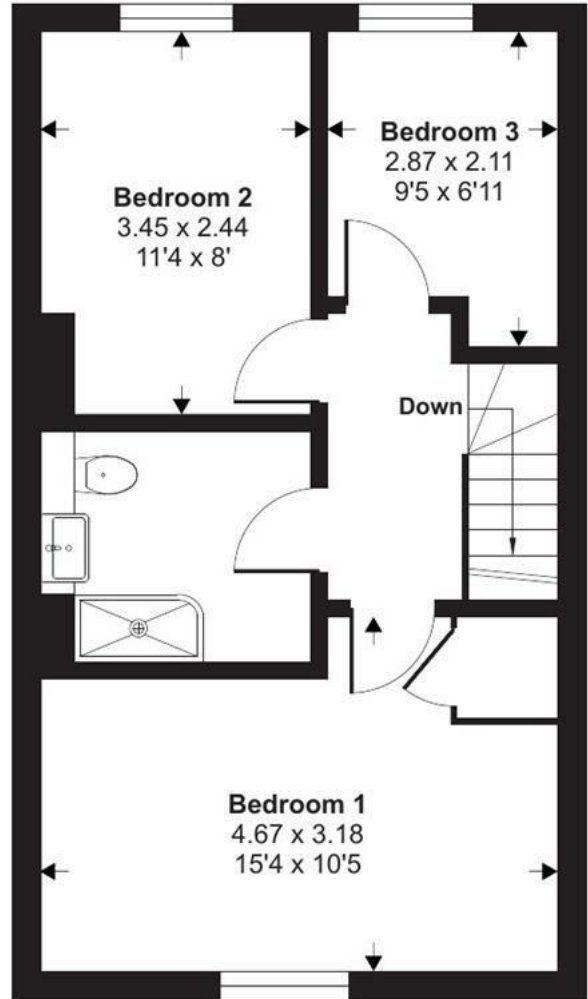


Approximate Area = 861 sq ft / 80 sq m

For identification only - Not to scale



Ground Floor

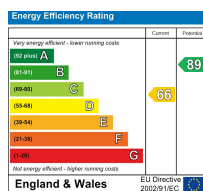


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1090663

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.



The Granary, Coronation Road, Totnes, Devon,

TQ9 5GN  
01803 865454

totnes@stags.co.uk

stags.co.uk