



8 Dart View House



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.

DESCRIPTION

Flat 8, Dart View House, is a beautiful light and spacious 2 bedroom apartment conveniently located just 600 yards from Totnes town centre. This contemporary apartment offers open-plan living, a modern kitchen, and a private balcony, making it perfect for those seeking a blend of luxury and convenience. With excellent local amenities, schools, and recreational facilities nearby, this property is ideal for families, professionals, and retirees alike.

ACCOMMODATION

Upon entering Flat 8, Dart View House, you are greeted by a welcoming entrance hall that leads to the various living spaces. The heart of the home is the expansive open-plan sitting, dining, and kitchen area, measuring approximately 7.75m by 5.61m. This bright and airy space is perfect for entertaining and everyday living, featuring modern fixtures, ample storage, and high-end appliances. Large windows and a door open onto the private balcony, offering a great place to enjoy the outdoors.

The apartment includes two generously sized bedrooms. Bedroom 1, approximately

4.21m by 2.95m, features large windows that allow natural light to flood the room, creating a serene and inviting atmosphere. Bedroom 2, measuring around 4.21m by 2.61m, is equally spacious and versatile, suitable for use as a guest room, home office, or children's room.

The modern bathroom is well-appointed with contemporary fixtures and fittings, ensuring comfort and convenience.

OUTSIDE

Externally, the property benefits from secure parking in a garage and access to the beautifully maintained communal areas of the Baltic Wharf development. The location is truly exceptional, with Totnes town centre just a short walk away, offering a variety of shops, cafes, restaurants, and cultural attractions. The River Dart provides opportunities for boating and other water-based activities, making this apartment a perfect choice for those who enjoy an active and vibrant lifestyle.

TENURE

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

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.

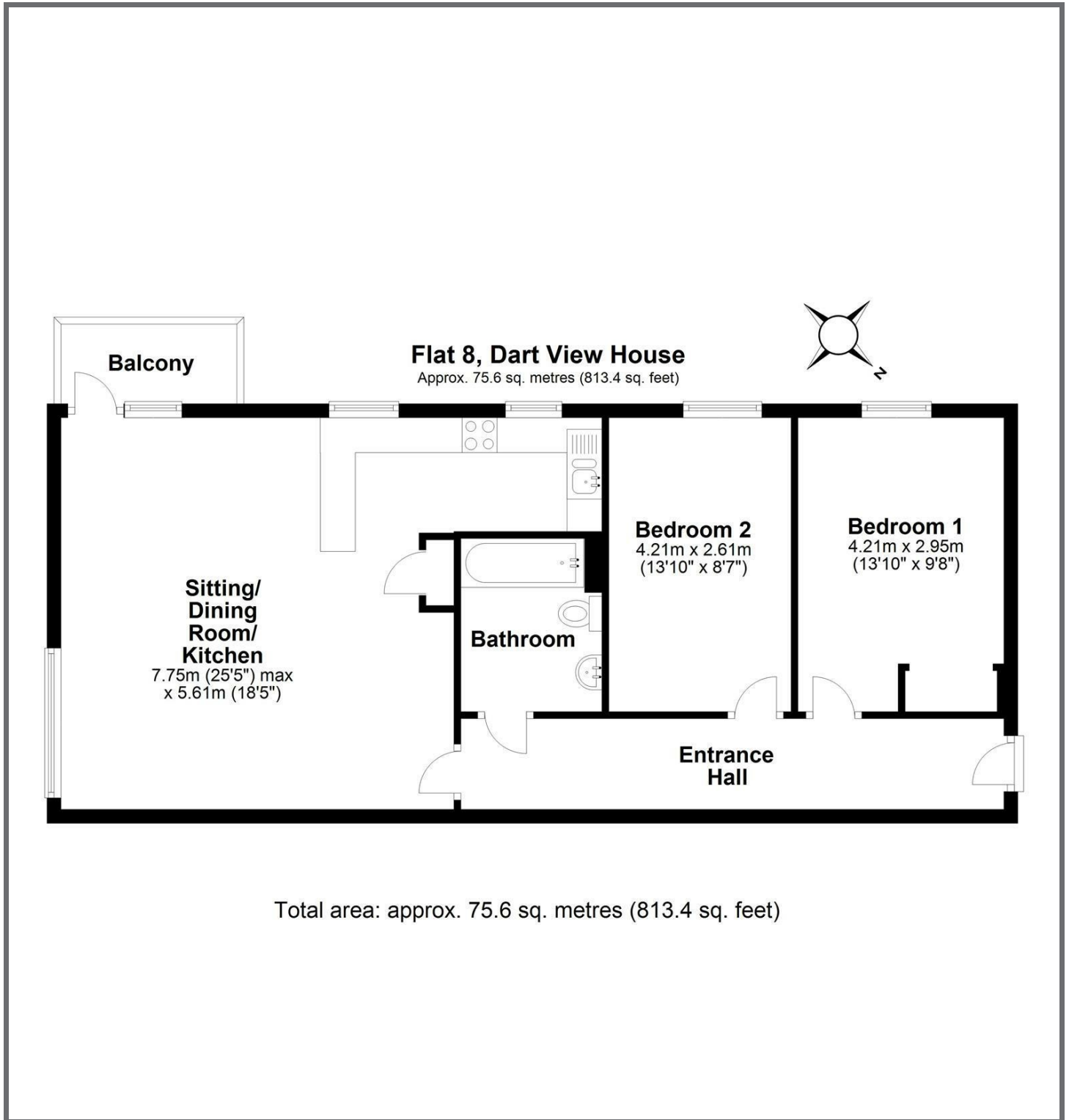
A38 5 miles, Plymouth 24 miles, Exeter 29 miles

Stunning 2-Bedroom apartment with garage in prestigious Baltic Wharf, Totnes

- Private balcony
- Spacious open-plan living and dining area
- Modern kitchen with high-end appliances
- Generously sized, light-filled bedrooms
- Contemporary bathroom with quality fixtures
- Secure parking in private garage
- Prestigious Baltic Wharf development
- Close to Totnes town centre and amenities
- Leasehold
- Council tax band C

Guide Price £425,000





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	(81-91) B	(65-77) C	(55-67) D
(49-54) E	(29-38) F	(1-28) G	
Net energy efficient - higher rating costs		EU Directive 2002/91/EC	
England & Wales			

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