



22 New Walk



Newton Abbot 8 miles; Plymouth 24 miles;
Exeter 28 miles

A practical and well-located home with parking, ideal for those seeking convenience in central Totnes

- Central Totnes location near town & river
- Practical, low-maintenance home
- Scope for modernisation throughout
- Well-proportioned living space
- Three good-sized bedrooms
- Designated parking space included
- Small courtyard garden
- Easy access to transport links
- Freehold
- Council tax band D

Guide Price £375,000



SITUATION

The property faces the River Dart and Vier island, and is only a stone's throw from the bustling Elizabethan market town of Totnes, 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 practical and low-maintenance home presents a fantastic opportunity for a buyer looking to personalise a property in a sought-after location. While well-maintained, the house would benefit from updating throughout, allowing new owners to create a modern, comfortable space suited to their needs.

ACCOMMODATION

The front door opens into a small hallway before a spacious sitting room (6.20m x 3.30m), extending the full depth of the house and providing ample space for both seating and dining arrangements. A staircase leads to the first floor, while an internal door connects to the kitchen/diner (4.31m x 3.10m). Positioned at the rear of the property, the kitchen offers generous

workspace and storage, with room for a dining table. A rear door provides access to the courtyard.

Upstairs, the main bedroom (4.31m x 3.06m) spans the width of the property, offering a spacious and bright room. Bedroom 2 (4.07m x 2.09m) is a good-sized single, while Bedroom 3 (3.04m x 2.08m) offers further flexibility as a home office, guest room, or additional storage. The family bathroom is centrally positioned off the landing and fitted with a bath, overhead shower, WC, and wash basin, with scope for modernisation.

OUTSIDE

Externally, the property benefits from a small courtyard area, best suited for storage. Additionally, a designated parking space adds to the convenience, an invaluable feature in this central Totnes location.

SERVICES

Mains water, electricity, and drainage, electric heating. According to Ofcom, superfast broadband and major mobile network coverage available.

DIRECTIONS

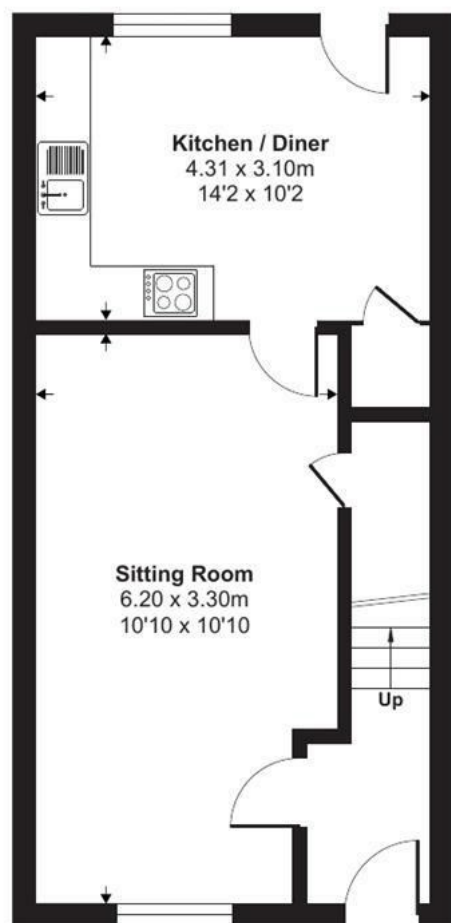
With the Totnes office of Stags on your left, proceed down to the mini roundabout at the bottom of the main street and go straight across into The Plains. Before the road bends around to the right go straight on into New Walk. The property will be found on the right hand side.



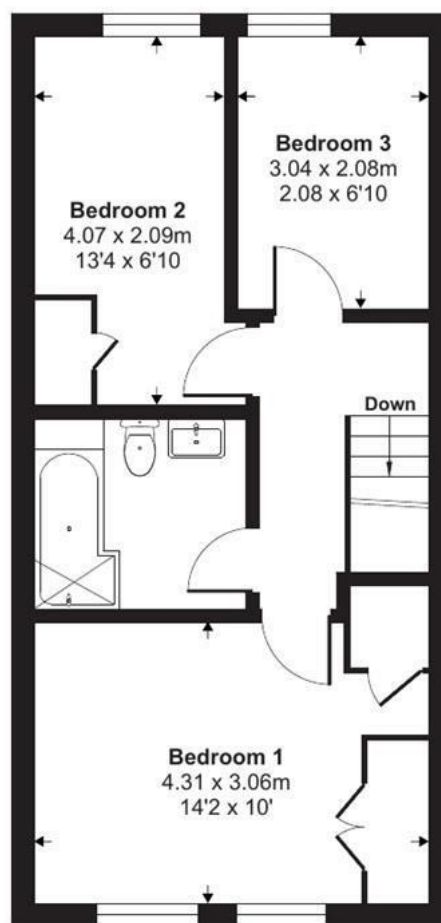


Approximate Area = 874 sq ft / 81.1 sq m

For identification only - Not to scale



Ground Floor

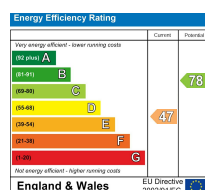


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1256072

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