



17 Baltic Way





# 17 Baltic Way

, Totnes, TQ9 5WY

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

Exceptional modern townhouse with stunning roof terrace, landscaped garden and garage, moments from the River Dart and Totnes

- Stylish four-bedroom townhouse
- Open-plan kitchen/dining room
- Vaulted top-floor bedroom
- Large roof terrace with planting
- Freehold
- Over 2,000 sq. ft. of living space
- Floor to ceiling double glazing
- Private landscaped garden
- Integral garage and parking
- Council tax band F

Guide Price £800,000

## SITUATION

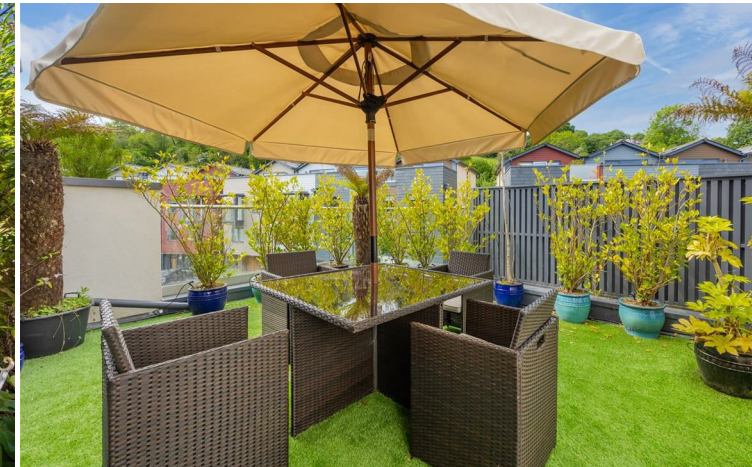
Situated in the prestigious Baltic Wharf development, this stylish townhouse enjoys a prime location on the banks of the River Dart, just a short walk from the historic market town of Totnes. The development, completed in 2019, offers a unique blend of contemporary architecture and community living. The property benefits from close proximity to the town's vibrant independent shops, cafés, and restaurants, while also offering easy access to scenic riverside walks and countryside trails, including the renowned Sharpham Estate.

Totnes is well connected, with a mainline railway station providing direct services to London Paddington (approx. 2 hours 45 minutes), Exeter (approx. 35 minutes), and Plymouth (approx. 30 minutes). Exeter Airport is approximately 40 minutes away, offering flights to London and Europe.

## DESCRIPTION

17 Baltic Way is a stylish and energy-efficient townhouse in the exclusive Baltic Wharf development, just a short level walk from Totnes town centre. Built in 2018, the property offers over 2,000 sq. ft. of adaptable living space across three floors, finished to a high standard throughout.

Features include a spacious open-plan kitchen and dining area, vaulted top-floor sitting room, and four double bedrooms, two with en suites. Full-height double glazing ensures excellent natural light, while the landscaped rear garden and generous roof terrace provide superb private outdoor space. With parking, an integral garage, and riverside walks on the doorstep, this is a rare opportunity in a prime Totnes setting.





### ACCOMMODATION

The front door opens into a welcoming entrance hall with white oak-effect flooring, built-in storage, and internal access to the garage. A cloakroom is positioned to one side, while double doors open into the heart of the home—a spacious open-plan kitchen and dining area, fitted with a central island, marble effect surfaces, and integrated appliances. Floor-to-ceiling doors open onto the landscaped rear garden, creating an ideal flow for modern indoor-outdoor living.

On the first floor, the principal bedroom enjoys a peaceful aspect to the rear and includes a walk-in dressing area with mirrored wardrobes and a stylish en suite shower room. Two further bedrooms face the front and are served by a contemporary family bathroom with separate bath and walk-in shower.

The second floor features a striking sitting room with floor-to-ceiling glazing, separated from the stairs and landing to create a light-filled and peaceful living space. Sliding doors open directly onto the large roof terrace, offering a superb connection to the outdoors. A w/c is also positioned off the landing. Opposite, the fourth bedroom is a dramatic vaulted space with a full-height window framing wonderful views across the River Dart and surrounding landscape. This room benefits from its own en suite bathroom, complete with a separate bath and walk-in shower. A separate WC and further storage cupboard complete this impressive top floor.

### OUTSIDE

The rear garden is a private, enclosed space with a smart paved terrace and well-stocked raised beds, offering an attractive and low-maintenance setting for outdoor dining and relaxation. Accessed directly from the kitchen/dining room via patio doors, the garden creates a seamless extension of the living space, ideal for entertaining.

On the second floor, the generous roof terrace is accessed via sliding doors from the sitting room and offers an additional elevated outdoor retreat. Laid with artificial grass and framed by Mediterranean-style planting, it provides a peaceful and stylish space to enjoy the sunshine and far-reaching views.

### SERVICES

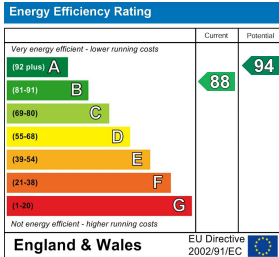
Mains gas, electricity, water, and drainage. Solar panels. Estate service charge: £286.04 per annum. Ofcom advises that ultrafast broadband and full mobile coverage via all major providers is available to the property.

### DIRECTIONS

From The Plains in Totnes, with the River Dart behind you, follow St Katherines Way to the left. Continue straight when the road bears to the right, passing the Steam Packet Inn on your left. The entrance to the Baltic Wharf development is almost opposite, and No. 17 can be found midway down on the left-hand side.



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.



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