



18 Baltic Way



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Totnes, Devon, TQ9 5WY

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

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

- Contemporary four-storey home
- Recently upgraded high-specification kitchen
- Principal bedroom suite with balcony
- Garage with secure parking and EV charging
- Freehold
- Modern design with floor-to-ceiling glazing
- High energy efficiency credentials
- Landscaped south westerly rear garden
- Walking distance of Totnes
- Council Tax Band E

Guide Price £750,000

SITUATION

18 Baltic Way lies within the sought-after Baltic Wharf development, a contemporary collection of homes on the banks of the River Dart. The setting combines waterside living with the convenience of walking distance to Totnes town centre, known for its vibrant cultural scene, independent shops, weekly market and mainline station with services to London Paddington.

The South Devon coastline, Dartmoor and the River Dart all offer excellent opportunities for sailing, walking and outdoor recreation.

DESCRIPTION

This striking home combines bold contemporary design with energy efficiency and practicality. Arranged over four floors, it provides light-filled living spaces enhanced by high ceilings, floor-to-ceiling glazing and a superb roof terrace with far-reaching views over the River Dart.

The property has been thoughtfully finished throughout, with a recently upgraded high-specification kitchen forming the heart of the home, complemented by stylish bathrooms and generous storage. Rated B on the EPC, it incorporates rooftop solar panels and a whole-house 13kWh battery backup system, enabling the home to maximise its solar energy use and maintain power during outages. Together with smart meters, this ensures both resilience and low running costs.

A large south-westerly garden, spacious garage with EV charging, and the reassurance of an NHBC warranty complete the picture, making 18 Baltic Way an exceptional modern home in Totnes.



ACCOMMODATION

The ground floor opens with a welcoming entrance hall and staircase rising through the property. On the first floor, Bedroom 2 is an attractive double room with a row of four Velux windows above the bed, built-in wardrobes and a smart en suite shower room. Two further bedrooms are served by a well-appointed family bathroom.

The second floor forms the heart of the home, designed as an open-plan kitchen, dining and sitting area. Recently upgraded, the kitchen is fitted to a high specification with sleek cabinetry, quality integrated appliances and ample work surfaces. Floor-to-ceiling glazing brings in excellent natural light and opens directly onto the landscaped rear garden, creating an effortless flow between inside and out. The adjoining dining and sitting areas are arranged to offer both everyday comfort and space for entertaining.

The entire top floor is dedicated to the principal bedroom suite, complete with walk-in wardrobe and en suite shower room. A door opens directly onto a large roof terrace, a superb private outdoor space with far-reaching views down the River Dart to Totnes Bridge. This elevated position provides an exceptional setting for relaxation, al fresco dining and evening drinks while enjoying the outlook.

OUTSIDE

The property is approached via a communal courtyard, with access to a generously proportioned garage. This versatile space is entirely open plan, fitted with useful units and a sink, and also houses an electric vehicle charging point.

To the rear, doors from the main living space open onto one of the largest gardens within the development. Designed with both practicality and lifestyle in mind, it enjoys a desirable south-westerly aspect, ensuring plenty of afternoon and evening sun. A level lawn is complemented by well-planted borders and a paved terrace, creating an attractive and private setting for entertaining and relaxation.

The roof terrace further extends the outdoor living space, providing a superb vantage point with far-reaching views down the River Dart to Totnes Bridge.

SERVICES

Mains water, drainage, electricity and gas. Gas-fired central heating. Solar photovoltaic panels with a 13kWh whole-house battery backup system provide renewable energy, resilience and the ability to maximise self-use of generated solar power. Smart meters are installed for both gas and electricity.

According to Ofcom, ultrafast broadband is available at the property, and full mobile coverage is predicted from all major providers.

Estate management charge: £286 per annum.

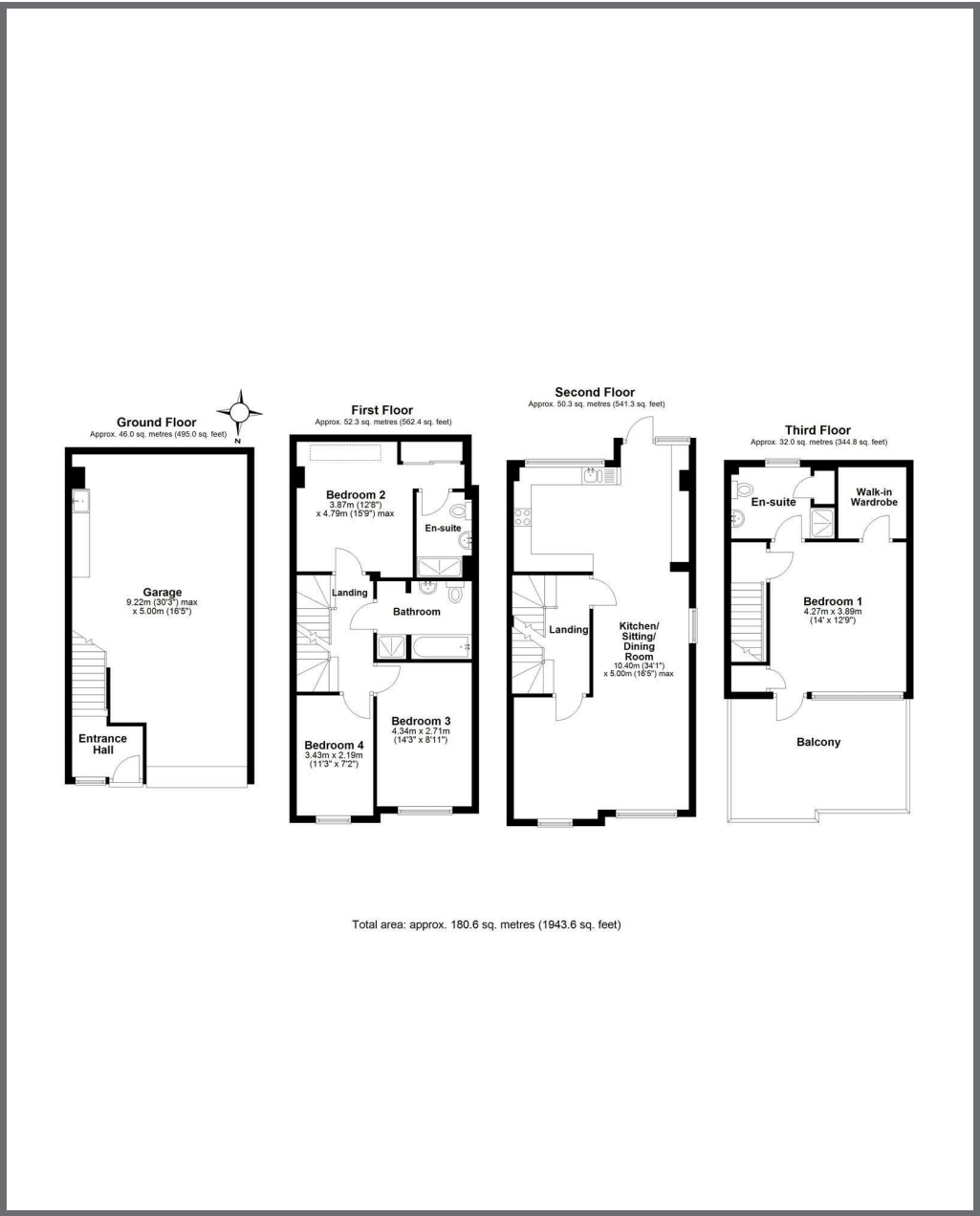
NHBC warranty valid until 30 May 2027.


DIRECTIONS

From The Plains in Totnes, with the River Dart behind you, follow St Katherine's 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. 18 can be found midway down on the right-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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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