



Luscombe Maye
Since 1873

Dart View House, Baltic Way, Totnes

Guide Price £350,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this well presented two double bedroom second floor apartment, in a desired location overlooking the River Dart. The property is located on a highly sought after private road with access to stunning river and woodland walks to Sharpham/Ashprington to the South and a short stroll to Totnes town to the North. This property has a open plan kitchen/dining/ lounge with an integrated fridge/freezer, washing machine, two double bedrooms and a luxury family bathrooms complimented by high ceilings and windows throughout allowing natural light to fill the rooms. The property benefits from a garage. An internal inspection of this beautiful home is highly recommended.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/ArheiAcLKLgXQ1RDrBK1Nw/view>) . Alternatively, you can contact our team for this information.

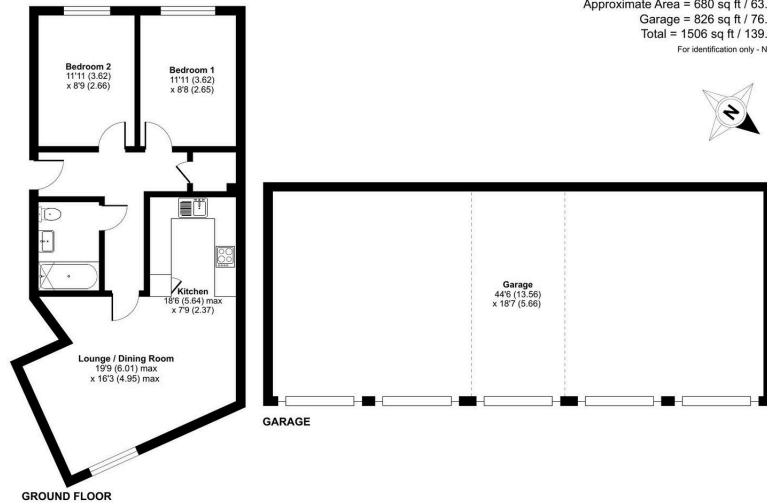
DIRECTIONS

What3Words - automate.verbs.necklaces



Dart View House, Baltic Way, Totnes, TQ9

Approximate Area = 680 sq ft / 63.1 sq m
Garage = 826 sq ft / 76.7 sq m
Total = 1506 sq ft / 139.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1345263



Use the QR code for further "Material Information" about this home

- No Forward Chain
- River Dart Views
- Open Plan Living/Dining/Kitchen
- Prestigious Development
- Town Centre Location
- High-End Waterside Apartment
- Garage and Parking
- Two Double Bedrooms
- Luxury Bathroom Suite

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	