



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

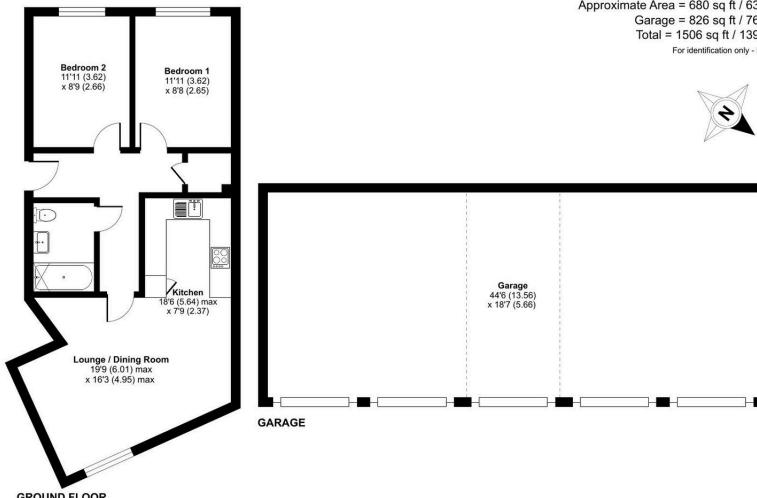
To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/ArheiAcLKGxQ1RDrBK1Nw/view> ) . Alternatively, you can contact our team for this information.

## DIRECTIONS

What3Words - automate.verbs.necklaces



### Dart View House, Baltic Way, Totnes, TQ9



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025.  
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Use the QR code for further "Material Information" about this home

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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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