



Luscombe Maye

Since 1873

# Baltic Way, Totnes, TQ9 5WW

Guide Price £320,000

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## DESCRIPTION

Luscombe Maye is delighted to bring to market this well presented two double bedroom first floor apartment, enjoying an enviable position 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. The property has a spacious open plan living/dining/kitchen with integrated fridge/freezer, washer/dryer and French doors to a balcony providing sunny outside space, two double bedrooms and a luxury bathroom suite. The property benefits from a garage and access to an electric car hire point situated on the development. An internal inspection of this beautiful home is highly recommended.

## DIRECTIONS

What3Words - alarm.bucket.basically



4 Dart View House, Baltic Way, Totnes, TQ9 5WW

Approximate Gross Internal Floor Area = 69.5 sq m / 748 sq ft  
 Balcony Area = 9.2 sq m / 104 sq ft  
 Total Area = 79.2 sq m / 852 sq ft

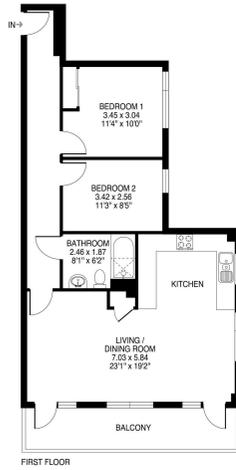


Illustration for identification purposes only, measurements are approximate, not to scale.

- High-End Waterside Apartment
- Town Centre Location
- Prestigious Development
- Two Double Bedrooms
- Large Balcony
- River Dart Views
- Garage and Parking
- Open Plan Living/Dining/Kitchen
- Luxury Bathroom Suite
- Remainder Of NHBC Warranty



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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