

Sawmill Close, Totnes

Private parking  
house number  
16

**Sawmill Close, Totnes,  
Devon, TQ9 5WT**

**Contemporary Town House Moments from  
Totnes**

3 Bedrooms

Living Room

Double Height Kitchen Dining Room

Large Terrace Garden

Parking Space

This beautifully presented three-bedroom townhouse is situated within one of Totnes' most sought-after developments, enjoying a peaceful position overlooking the communal orchard whilst being just a few minutes' level walk from the vibrant town centre. Combining striking contemporary design with an abundance of natural light, this exceptional home offers stylish and versatile accommodation throughout.

The property is approached via a covered entrance porch, which benefits from a useful external storage area, leading into the impressive open-plan kitchen/dining room. A truly outstanding space, the room features dramatic double-height ceilings and expansive triple-glazed Velfac windows that flood the interior with natural light, creating an ideal setting for both everyday living and entertaining. The bespoke handmade kitchen by Jetsam Made has been thoughtfully designed with contemporary living in mind and is complemented by quarry tiled flooring, stainless steel work surfaces, and a one-and-a-half bowl composite sink with mixer tap and waste disposal unit. Integrated

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**Asking Price £450,000**



appliances include a fridge freezer, washing machine, dishwasher, Beko oven, and a four-ring Hotpoint electric hob.

Adjacent to the kitchen is a generously proportioned guest cloakroom, providing ample space for coats and shoes, along with fitted shelving for additional storage. A further storage cupboard adds to the practicality of the home. A short flight of steps leads to the elegant sitting room, which overlooks the kitchen below, enhancing the sociable and open feel of the property. The room features solid pine flooring and impressive floor-to-ceiling triple-glazed windows with double doors opening directly onto the garden, creating a wonderfully bright and airy living space.



On the first floor, the principal bedroom enjoys delightful views across the communal orchard and benefits from a spacious walk-in wardrobe. There is a further double bedroom, a single bedroom, and a well-appointed family bathroom with natural light, comprising a bath with shower over, WC, wash hand basin, and heated towel rail. Cork tiled flooring runs throughout the first floor, adding warmth and character.



### Outside

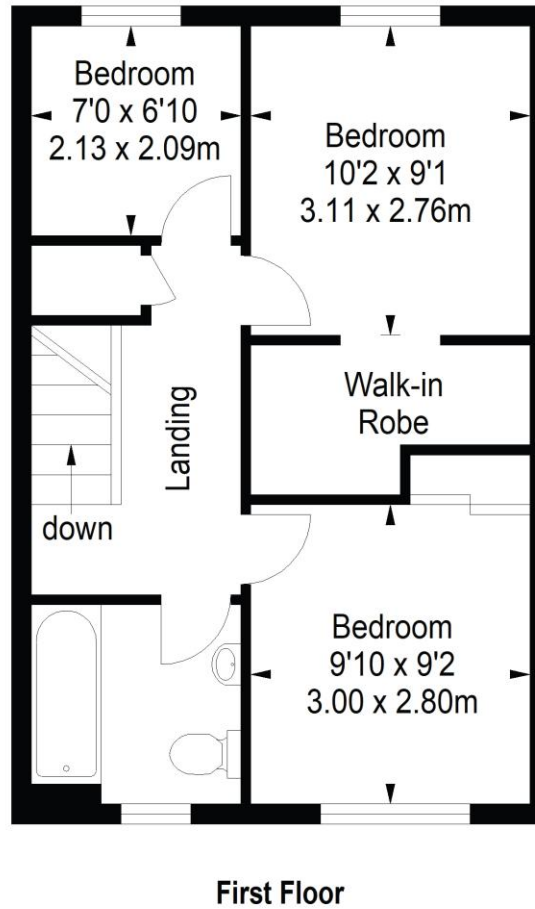
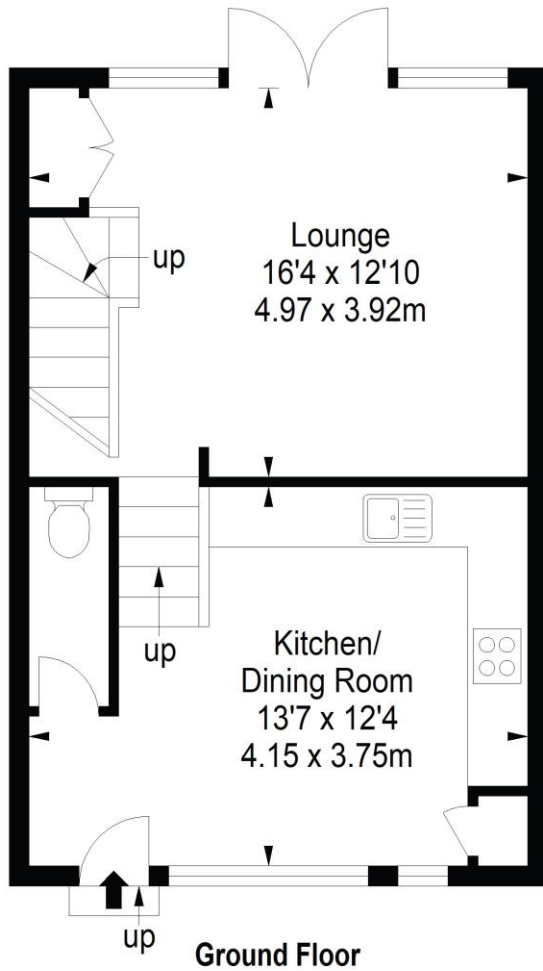
To the front of the property is an allocated parking space for one vehicle, together with the covered entrance porch and additional storage area.

To the rear lies an exceptionally private and generously sized garden, notably the largest within this terrace of properties. Beautifully secluded and backing directly onto the communal orchard, the garden has been thoughtfully landscaped with quarry tiled seating areas and well-stocked flower beds, providing a tranquil setting in which to relax and unwind. A useful garden shed is positioned to one side and offers excellent potential for conversion or replacement with a home office, hot tub, or sauna, subject to any necessary consents.



### Situation

Baltic Wharf enjoys an enviable position within easy walking distance of the amenities, shops, cafés, and restaurants of the historic market town of Totnes. Surrounded by the rolling countryside of the South Hams and located on the



Approximate Gross Internal Area = 77.4 sqm / 833 sq ft  
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

edge of the renowned Sharpham Estate, the property is perfectly placed for riverside and countryside walks. At the end of Baltic Way, a pathway provides direct access to a local playground as well as scenic walks leading towards Sharpham House and Ashprington, making the location ideal for countryside walks and dog owners alike.

Situated at the head of the River Dart, Totnes is celebrated for its vibrant and diverse community, independent spirit, and relaxed atmosphere. The town offers an excellent selection of independent boutiques, artisan shops, cafés, bars, and restaurants.

Totnes mainline railway station is less than one mile away and provides direct rail services to London Paddington (approximately 2 hours 45 minutes), Exeter St Davids (approximately 35 minutes), and Plymouth (approximately 30 minutes). Exeter Airport is approximately 30 miles away, offering a range of domestic and European flights.

**Services** – Mains Water, Electricity and Gas  
**Tenure** – Freehold  
**Service Charge** – Approx. £285 pa  
**Council Tax Band** – D  
**EPC** - B

**VIEWINGS BY APPOINTMENT**  
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