

31, Baltic Way

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, Totnes, TQ9 5WY

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

A striking contemporary townhouse with roof terrace, landscaped garden and integral garage, moments from the River Dart and Totnes town centre

- Sought-after Baltic Wharf setting
- Moments from the River Dart
- Easy reach of Totnes town centre
- Contemporary three-storey townhouse
- Approx. 1,961 sq ft of accommodation
- Generous roof terrace
- Landscaped enclosed garden
- Integral garage with EV charging
- Freehold
- Council tax band F

Guide Price £795,000

SITUATION

Situated within the highly regarded Baltic Wharf development, 31 Baltic Way enjoys a superb position close to the River Dart and within a short, predominantly level walk of Totnes town centre.

Totnes is renowned for its independent shops, cafés, restaurants and galleries, while scenic riverside walks and the surrounding South Hams countryside are close at hand. The town also has a mainline railway station with direct services to London Paddington, Exeter and Plymouth, while the A38 is approximately 5 miles away.

DESCRIPTION

31 Baltic Way offers an appealing opportunity for contemporary waterside living in one of Totnes' most desirable modern developments. Built in 2018, the house combines striking modern architecture with generous, light-filled accommodation extending to approximately 1,961 sq ft.

A landscaped rear garden and substantial roof terrace provide excellent spaces for outdoor dining, entertaining and relaxation, while riverside walks and the amenities of Totnes are within easy reach. With versatile accommodation arranged over three floors, an integral garage and EV charging, the property offers an excellent balance of style, practicality and lifestyle.







ACCOMMODATION

The front door opens into a welcoming entrance hall with access to the integral garage, which incorporates a useful utility area with space and plumbing for appliances. A cloakroom is also positioned off the hall, with stairs rising to the upper floors.

To the rear, the spacious open-plan kitchen and dining room forms the heart of the home. The kitchen is centred around a central island, with integrated appliances and generous work surfaces. Alongside the kitchen is a spacious dining area, large enough to accommodate a long dining table, making it ideal for family meals and entertaining. From here, broad glazed doors provide direct access outside to the garden, creating a seamless connection between the indoor and outdoor living spaces.

The first floor provides the principal bedroom suite, with a dressing area and en suite shower room. Two further bedrooms are also arranged on this level and are served by the family bathroom.

On the second floor is a generous main sitting room together with a second sitting room, which could equally serve as bedroom four, a home office or occasional guest room. A cloakroom is also positioned on this floor, while doors from the second sitting room provide direct access onto the substantial roof terrace.

OUTSIDE

The property is approached from Baltic Way, with the integral garage providing secure parking as well as useful storage and an electric vehicle charging point.

To the rear is an attractive enclosed landscaped garden, accessed directly from the kitchen/dining room. Designed for relatively low-maintenance enjoyment, it provides an appealing setting for outdoor dining, entertaining and relaxation, with paved areas and established planting.

At second-floor level, the generous roof terrace creates a further outdoor living space and is accessed directly from the second sitting room / bedroom four. Its elevated position makes it a particularly appealing spot for seating, entertaining and enjoying the surroundings.

SERVICES

Mains water, drainage, electricity and gas. Gas central heating with an MVHR ventilation system.

According to Ofcom, broadband speeds from approximately 17 Mbps for Basic ADSL and 42 Mbps for Superfast FTTC, with Ultrafast FTTP available at up to 1800 Mbps. Mobile coverage indicates coverage as Okay for EE, Good for O2 and Outstanding for Three.

Freehold Management Services Ltd, with an annual estate charge of approximately £286.

The property benefits from an NHBC warranty commencing in May 2018 for a ten-year period.

DIRECTIONS

From The Plains in Totnes, with the River Dart behind you, follow St Katherine's Way to the left. Continue ahead, passing the Steam Packet Inn on the left. The entrance to Baltic Wharf is almost opposite, with No. 31 found within the development towards the end on the left.

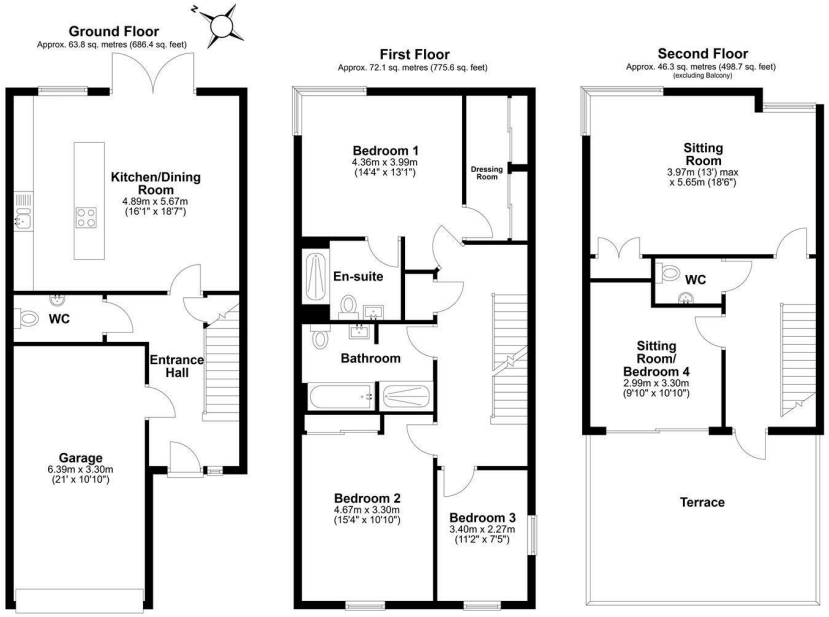




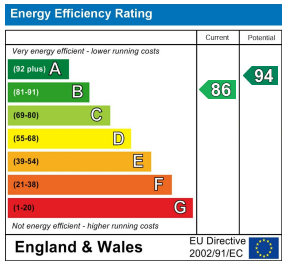


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Total area: approx. 182.2 sq. metres (1960.8 sq. feet)



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