



- ✔ A well presented one bedroom top floor apartment situated within walking distance of the town centre and amenities
- ✔ Communal hall with entry phone system and stairs rising to the top floor to the entrance to number 8
- ✔ Lounge with large window
- ✔ Well fitted modern kitchen
- ✔ Double bedroom
- ✔ Bathroom
- ✔ Balcony
- ✔ Tandem garage



A door at the front of the property, with entry phone system, opens to the communal hall where stairs rise to the second floor to the door of number 8 which opens to the entrance hall. From here there are doors to the lounge, bedroom, bathroom and storage cupboard. The lounge is a spacious and light room with a floor to ceiling double glazed window, radiator and opening to the kitchen. The kitchen is well fitted with a range of white gloss fronted wall and base level units and drawers with roll edge work surfaces and tiled splash areas, induction hob with chimney style extractor hood over and single oven under, integrated dishwasher, fridge/freezer and washer dryer. There is a radiator and French doors opening to the balcony. The bedroom is a double room with large floor to ceiling double glazed window and radiator. The bathroom is part tiled and fitted with white suite comprising panelled bath with shower over and glazed shower screen, low level WC and pedestal wash hand basin with mirror over. There is a wall mounted heated towel rail/radiator and obscured double glazed window.



The balcony, accessed from the kitchen, has space for small table and chairs and pots.

On the ground floor, number 8 has the benefit of a tandem garage providing off road parking. There is no dividing wall between the garage of number 8 and its immediate neighbour.

8 Baltic Way is leasehold and connected to all mains services with gas fired central heating.

150 years from 1st October 2015.

Service charge, including ground rent: £1400.00 per annum.

Council Tax band: B - South Hams District Council.

Our View "A well presented second floor apartment close to the town and amenities"



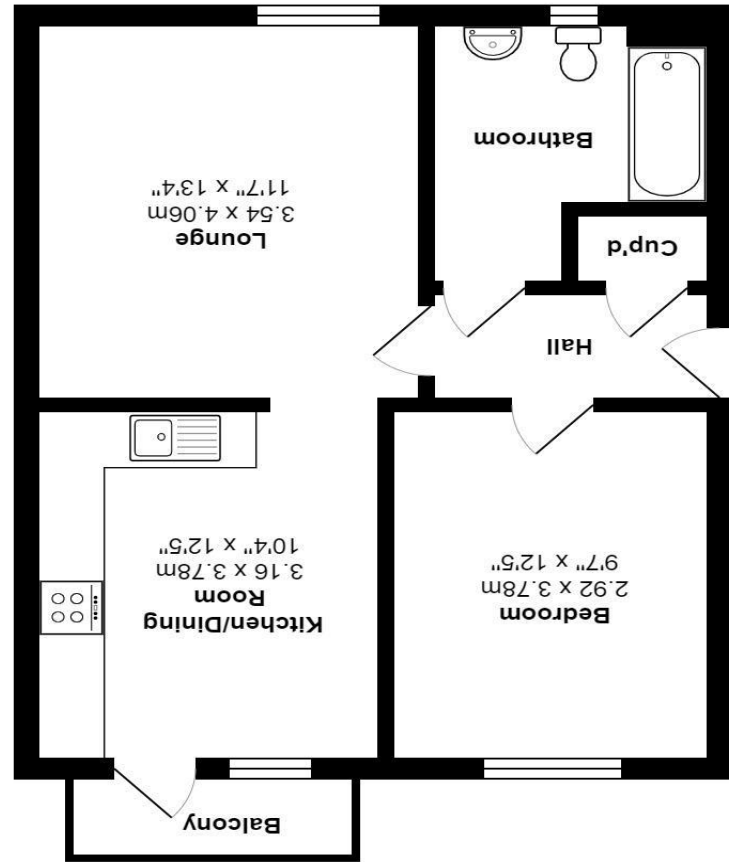
Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Total Area: 49.9 m² ... 537 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



8 Baltic Way, Totnes



Score	Energy rating	Potential
92+	A	
81-91	B	86l B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

Energy Efficiency Rating



8 Baltic Way, Totnes, Devon, TQ9 5WY
 Guide Price £295,000
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