



52 New Walk

52, New Walk, Totnes, TQ9 5WE



SITUATION

52 New Walk occupies a highly convenient position close to the River Dart and within a short, level walk of Totnes town centre. This sought-after setting combines easy access to the town's independent shops, cafés, restaurants and everyday amenities with an attractive riverside environment.

Totnes is one of Devon's most historic market towns, with Saxon origins, a Norman castle and a wealth of characterful architecture. It is widely appreciated for its strong independent spirit, vibrant cultural scene and excellent sense of community, as well as its position amid the beautiful South Hams countryside.

The town also has a mainline railway station with direct services towards Exeter, Plymouth and London Paddington, making it a particularly appealing and well-connected place to live.

DESCRIPTION

Offering an appealing combination of convenience, character and low-maintenance living, 52 New Walk is an attractive mid-terrace home in one of Totnes' most accessible residential settings. Its traditional frontage sits comfortably within the established street scene, while the property benefits from well-proportioned accommodation arranged over two floors.

Standout features include its proximity to the River Dart, the short and level walk into the town centre, an enclosed courtyard garden and the valuable benefit of allocated parking. The property extends to approximately 680 sq ft / 63.2 sq m and presents an excellent opportunity as a permanent home, town base or lock-up-and-leave property.

ACCOMMODATION

The front door opens into the entrance area, with stairs rising to the first floor and access into the sitting room. The sitting room is positioned to the front of the property and leads through to the kitchen/diner at the rear. The kitchen/diner is arranged with a range of fitted units and provides space for dining, with a door opening to the rear courtyard.

On the first floor, the landing gives access to two double bedrooms and the bathroom. Bedroom one is positioned to the front of the property, while bedroom two overlooks the rear and benefits from fitted storage. The bathroom is fitted with a shower, wash hand basin and WC.

OUTSIDE

Parking is provided within a private car park, where the property has one allocated owner's parking space.

To the front, the property is approached directly from New Walk with a small planted area adjoining the frontage.

To the rear is an enclosed courtyard garden, providing a private and manageable outside space with room for seating and planting.

SERVICES

Mains water, mains drainage and mains electricity are connected. Electric heating and electric hot water.

According to Ofcom, ultrafast FTTP speeds of up to 1,800 Mbps is available and predicted mobile coverage is Good with EE, O2 and Vodafone, and Outstanding with Three.

The property is situated within Flood Zone 3 due to its proximity to the River Dart. The seller advises that the property has never flooded and new flood defences were built around 5 years ago which significantly mitigate the risk.

DIRECTIONS

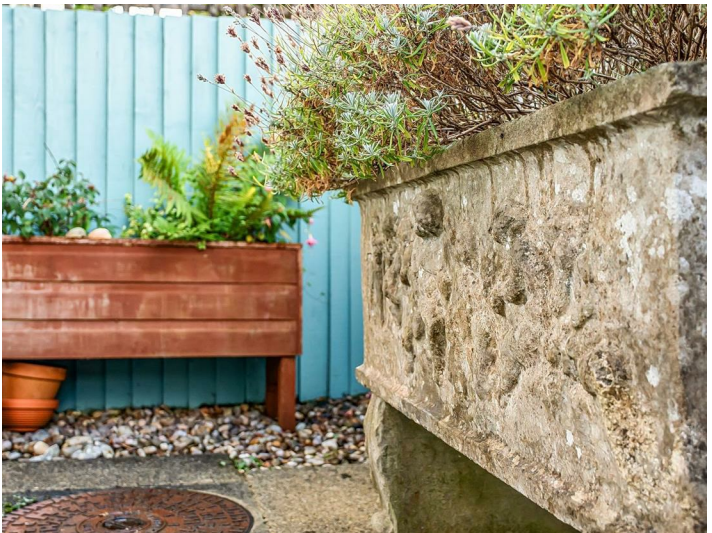
With the Totnes office of Stags on your left, proceed down the main street to the mini roundabout and continue straight across into The Plains. Before the road bends to the right, continue straight ahead into New Walk, where the property will be found on the right-hand side.

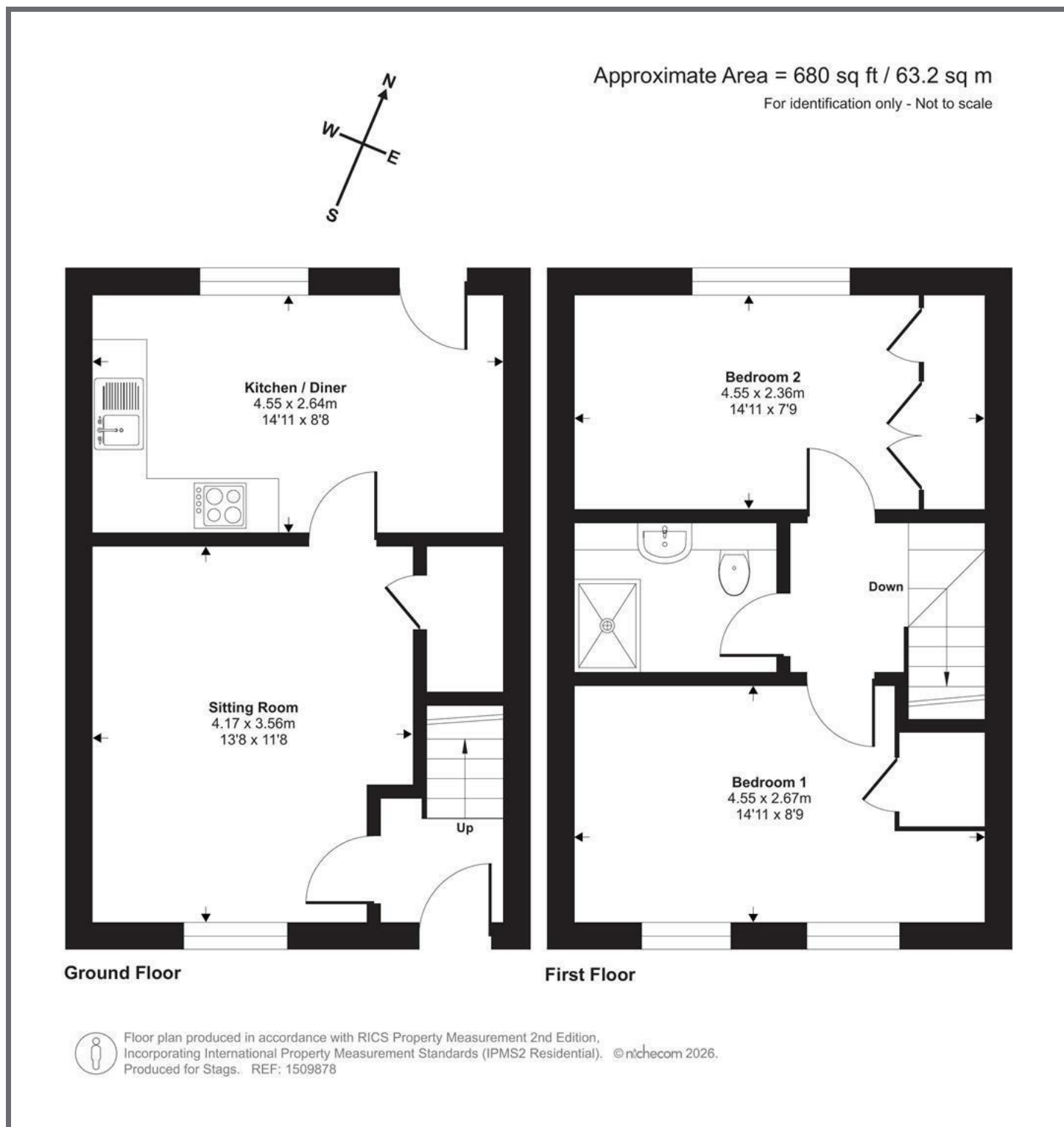
Newton Abbot 8 miles | Plymouth 24 miles |
Exeter 28 miles

An attractive two-bedroom town house in a sought-after riverside setting, within a short, level walk of Totnes town centre, with a courtyard garden and allocated parking

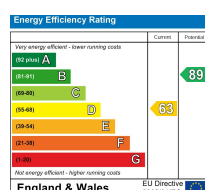
- Sought-after riverside setting
- Short, level walk into Totnes
- Attractive mid-terrace home
- Approximately 680 sq ft
- Enclosed courtyard garden
- Allocated private parking
- Excellent town-centre convenience
- Easy access to major transport links
- Freehold
- Council tax band C

Guide Price £325,000





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.



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