STAGS

22 New Walk

22, New Walk, Totnes, TQ9 5WB

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

A practical and well-located home with parking, ideal for those seeking convenience in central Totnes

- Central Totnes location near town & river
- Practical, low-maintenance home
- Scope for modernisation throughout
- Well-proportioned living space
- Three good-sized bedrooms
- Designated parking space included
- Small courtyard garden
- Easy access to transport links
- Freehold
- Council tax band D

Guide Price £350,000

SITUATION

The property faces the River Dart and Vier island, and is only a stone's throw from the bustling Elizabethan market town of Totnes, renowned for its rich history and cultural charm. Residents enjoy access to a plethora of amenities, including excellent local schools, diverse shopping facilities, and recreational pursuits such as an indoor swimming pool and boating opportunities on the River Dart.

For commuters, the A38 Devon expressway is conveniently located approximately 6 miles away, providing swift connections to the bustling cities of Exeter and Plymouth, as well as the wider countryside. Furthermore, Totnes benefits from mainline rail links to London Paddington, adding to its accessibility and appeal.

DESCRIPTION

This practical and low-maintenance home presents a fantastic opportunity for a buyer looking to personalise a property in a sought-after location. While well-maintained, the house would benefit from updating throughout, allowing new owners to create a modern, comfortable space suited to their needs.

ACCOMMODATION

The front door opens into a small hallway before a spacious sitting room (6.20m x 3.30m), extending the full depth of the house and providing ample space for both seating and dining arrangements. A staircase leads to the first floor, while an internal door connects to the kitchen/diner (4.31m x 3.10m). Positioned at the rear of the property, the kitchen offers generous workspace and storage, with room for a dining table. A rear door provides access to the courtyard.

Upstairs, the main bedroom (4.31m x 3.06m) spans the width of the property, offering a spacious and bright room. Bedroom 2 (4.07m x 2.09m) is a good-sized single, while Bedroom 3 (3.04m x 2.08m) offers further flexibility as a home office, guest room, or additional storage. The family bathroom is centrally positioned off the landing and fitted with a bath, overhead shower, WC, and wash basin, with scope for modernisation.

OUTSIDE

Externally, the property enjoys a small courtyard area and the benefit of a designated parking space — a valuable asset in this central Totnes location.

SERVICES

Mains water, electricity, and drainage, electric heating. According to Ofcom, superfast broadband and major mobile network coverage available.

AGENTS NOTE

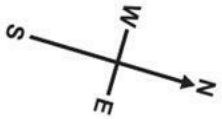
Please note that a restrictive covenant applies to this property, stating that it may only be used as a single private residence. The covenant expressly prohibits use as holiday accommodation or any form of letting for such purposes.

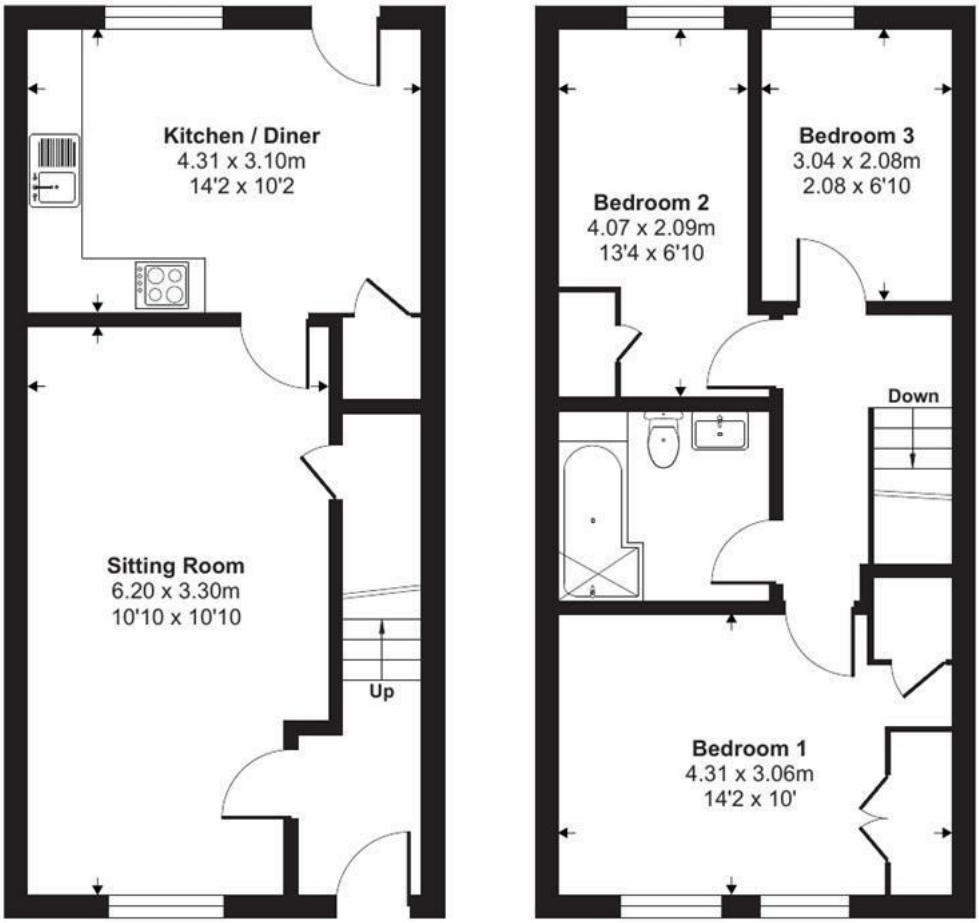
DIRECTIONS

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

Approximate Area = 874 sq ft / 81.1 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1256072

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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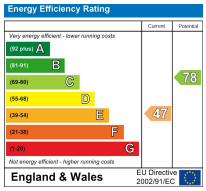

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