



- ✔ Modern end of terrace home
- ✔ Situated on the exclusive Baltic Wharf development and within walking distance of the town centre and amenities
- ✔ Sitting room
- ✔ Kitchen/breakfast room
- ✔ Master bedroom with en-suite shower room
- ✔ Two further bedrooms
- ✔ Family bathroom
- ✔ Courtyard garden
- ✔ Allocated parking

A modern and well presented end of terrace three bedroom home situated on the exclusive Baltic Wharf development with courtyard garden and parking.



A wooden front door opens into the kitchen/dining room which is well fitted with a range of modern wall and base level units, double sink and drainer with mixer tap, built in electric oven and Siemens 4 ring induction hob with extractor over. There is also built in fridge freezer, dishwasher and washer dryer. There is a storage cupboard, space for dining table and chairs with pendant light over, and door to the cloakroom. A full length window to the front of the property allows plenty of light. From the kitchen steps lead up to the living room which has wooden flooring, cupboard housing the gas fired boiler and doors opening to the rear enclosed patio garden. On the first floor is the master bedroom with en-suite, two further bedrooms and the family bathroom. The master bedroom has a double glazed window to the front of the property, mirror fronted wardrobes and door to the en-suite. The en-suite is fitted with suite comprising large walk in shower, wash hand basin and low level WC. Bedrooms two and three both have double glazed windows to the rear of the property with bedroom two having the benefit of mirror fronted wardrobes. The family bathroom is part tiled with suite comprising tiled panelled bath with shower over and mixer tap, low level WC and wash hand basin.



Outside of the property and to the rear is a courtyard garden, enclosed by timber fencing and mature hedging with flower bed stocked with plants and shrubs. The allocated parking space will be found towards the start of the cul-de-sac on the right hand side where number 12 is marked on the parking bay.

12 Sawmill Close is freehold and connected to all mains services with gas fired central heating.

For more information, or to make an appointment to view, contact the office on 01803 866336.

*Our View “Viewing advised to appreciate the accommodation on offer”*





**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.



12 Sawmill Close, Totnes  
Total Area: 85.3 m<sup>2</sup> ... 919 ft<sup>2</sup>



12 Sawmill Close, Totnes, Devon, TQ9 5WT

Offers Over £329,950

woodshomes.co.uk

Ref: DWO01385

01803 866336

ESTATE AGENTS  
AUCTIONEERS  
LETTING AGENTS  
DISTINCTIVE HOMES

WOODS

Address:  
12 Sawmill Close, Totnes, TQ9 5WT  
Reference:  
2948-7992-7320-4486-0924

England, Scotland & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A	(92-100)
Not energy efficient - higher running costs	G	(1-20)
England, Scotland & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	A	(92-100)
Not environmentally friendly - higher CO <sub>2</sub> emissions	G	(1-20)