



31 Barton Way
Dartmouth
£420,000

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A modern three bedroom detached home, newly built by Baker Estates in their 'Clover' design, additionally benefiting from various upgrades. The property also has a private driveway leading to a single garage.



31 Barton Way, Dartmouth, TQ6 0FL

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Staircase to first floor with understairs storage cupboard, radiator, built in storage cupboard housing electrical fuse box, wood flooring, doors to:-

SITTING ROOM

Dual aspect room with double glazed window to front, double glazed French doors to rear aspect, radiator, "Hive" thermostat.

KITCHEN/ LOUNGE

Dual aspect room with double glazed window to front, double glazed French doors to rear garden. Modern fitted range of base and wall mounted units, worksurface with inset 1 1/2 bowl single drainer stainless steel sink, inset 4 ring AEG electrical induction hob with Electrolux stainless steel extractor chimney hood above, built in AEG stainless steel double oven and grill, integrated AEG fridge/ freezer, integrated "Bosch" dishwasher, built in AEG washing machine, recessed ceiling downlighter to kitchen area, wood flooring, radiators, under-cupboard LED lighting.

FIRST FLOOR LANDING

Double glazed window to rear aspect, loft access hatch with pull down ladder and light, built in airing cupboard housing "Worcester" gas combi boiler, doors to:-

BEDROOM ONE

Double glazed window to front aspect, radiator, built in wardrobe with mirror fronted sliding doors, door to ensuite shower room, "Hive" thermostat.

ENSUITE SHOWER ROOM

Double glazed frosted window to rear aspect, walk in shower enclosure, hidden cistern WC, wash hand basin with cupboard over and with drawer unit built in under, heated towel rail, part tiled walls, recessed ceiling downlighter, extractor fan.

BEDROOM TWO

Double glazed windows to front, radiator.

BEDROOM THREE

Double glazed window to front, radiator.

FAMILY BATHROOM

Double glazed frosted window to rear, panelled bath with shower over, hidden cistern WC, wash hand basin with drawer unit built in under, heated towel rail, wood flooring, recessed ceiling downlighter, extractor fan.

OUTSIDE

Solar panel to rear roofing.

REAR GARDEN

Mainly laid to lawn, patio area, garden shed, side access gate.

GARAGE

With electric up and over door, power and light.

EPC - A

COUNCIL TAX BAND - E

Approx £2764 payable per annum.

TENURE

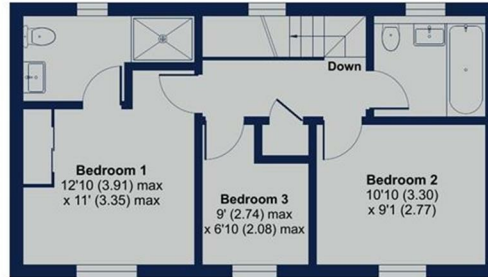
Freehold.

CONSUMER PROTECTION FROM UNFAIR TRADING

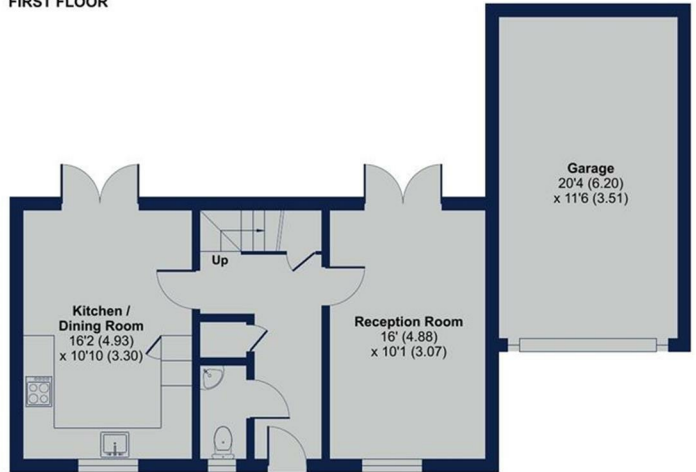
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Barton Way, Dartmouth, TQ6

Approximate Area = 950 sq ft / 88.3 sq m
Garage = 238 sq ft / 22.1 sq m
Total = 1188 sq ft / 110.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Freeborns Estate Agents. REF: 1100798



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