

28 BARTON WAY
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



28 BARTON WAY, DARTMOUTH

SHARED OWNERSHIP A modern semi detached shared ownership house approximately 4 years old situated on a lovely development in this popular South Hams town, with 3 bedrooms, garden and parking. Leasehold 250 years from 2022. Purchase price is for a 30% share. £108,000 for a 30% share - rent & annual maintenance charge to Pinnacle Group is currently £707.81 per month

A good sized three-bedroom townhouse, approximately four years old, occupying an elevated position on the popular Little Cotton Estate, on the edge of this highly sought-after South Hams town beside the River Dart.

The property is conveniently located for local supermarkets, schools, a leisure centre, medical facilities and a regular bus route, making it an ideal choice for families and investors alike.

The accommodation begins with a welcoming entrance hall which provides access to a downstairs cloakroom/WC and a useful storage cupboard. The main living space is arranged on an open-plan style and comprises a well fitted and equipped modern kitchen, flowing through to the sitting and dining area. Attractive glazed double doors open from this space directly onto the rear garden, creating an excellent everyday living and entertaining area.

On the first floor there are two bedrooms, including a good-sized double bedroom and a smaller double room which would be ideal as a child's bedroom or a home office or study. A modern family bathroom serves both rooms on this level.

The principal bedroom occupies the entire second floor and is a generous double room set beneath the eaves, complemented by a stylish en-suite shower room.

Dartmouth is a charming and vibrant waterside town, particularly well known as a sailing centre and for hosting the famous Royal Regatta Dartmouth. The town offers an excellent range of independent shops, cafés, restaurants and galleries and is surrounded by beautiful countryside, with some of South Devon's finest beaches just a short drive away.

For wider travel connections, mainline rail services to London Paddington are available from Totnes, approximately 13 miles to the north, while access to the A38 Devon Expressway can be found near Buckfastleigh, about 19 miles away.

Overall, this is an excellent opportunity to acquire a modern, well-maintained and low-maintenance home in a highly desirable South Hams location, equally suited to owner-occupiers and investors.

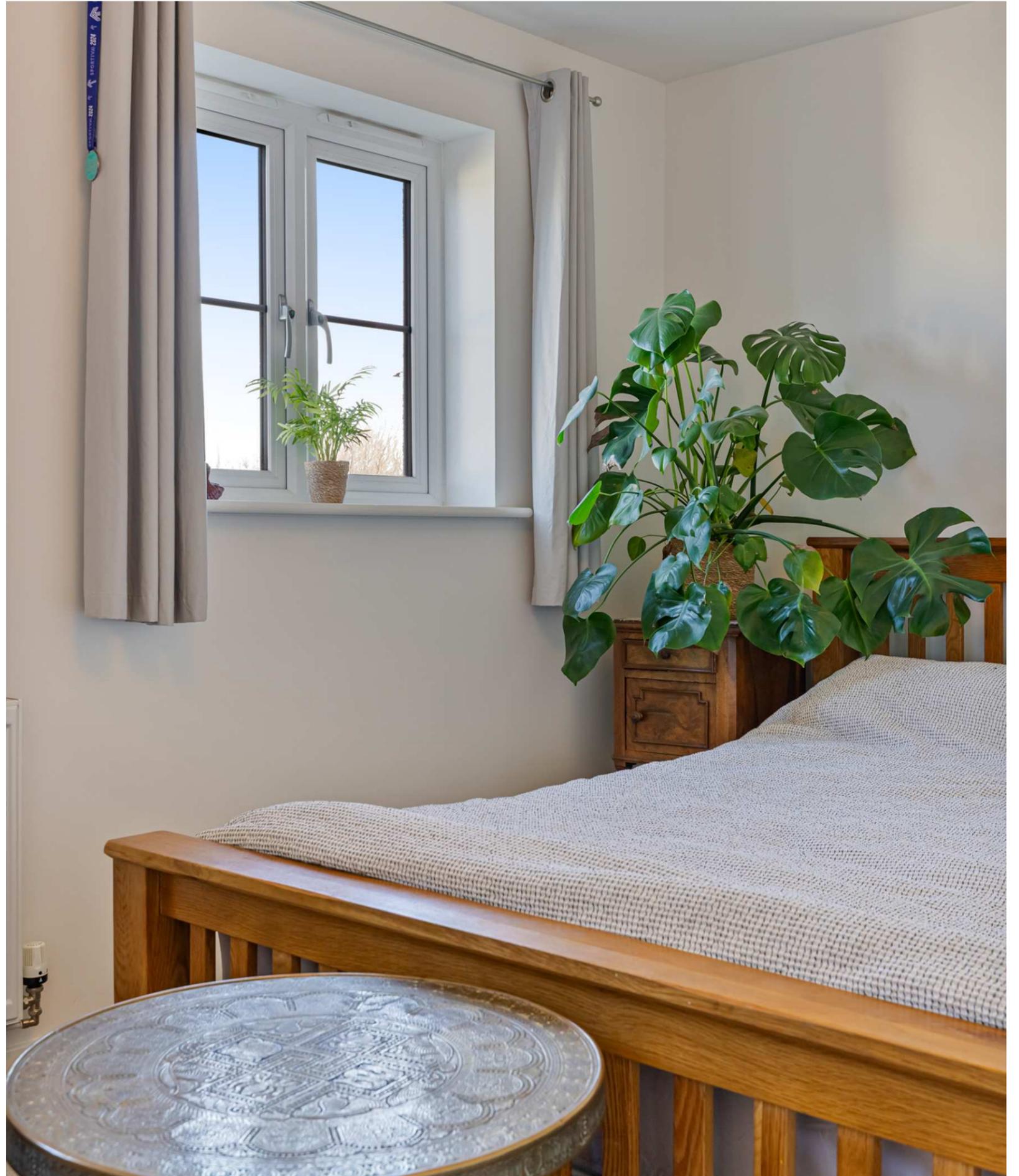




KEY FEATURES

- 30% Shared Ownership Semi Detached Town House
- Monthly Rent Currently £707.81
- Remainder Of A 250 Year Lease
- Open Plan Living Room/Kitchen/Dining Area
- Principal Bedroom With En-suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Garden
- Walking Distance To Local Schools & A Bus Route
- Situated On The Popular Little Cotton Estate





PROPERTY DETAILS

Property Address

28 Barton Way, Dartmouth, Devon, TQ6 0FL

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: B Potential: A

Council Tax Band

E

Tenure

30% Shared Ownership

Leasehold - 250 years from 2022. Monthly rent & maintenance charge currently £707.81

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order

Directions

From Dartmouth town centre, proceed up College Way, passing the Britannia Royal Naval College on your right-hand side. At the third roundabout turn left in to Baker Estates. At the first round about take the second exit on to Barton Way and No.28 will be on your right

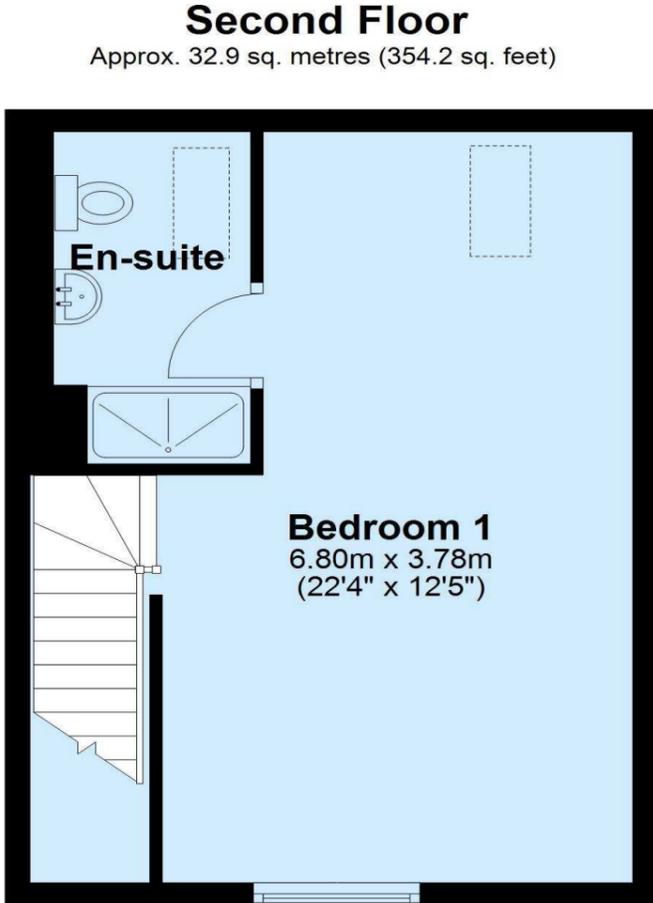
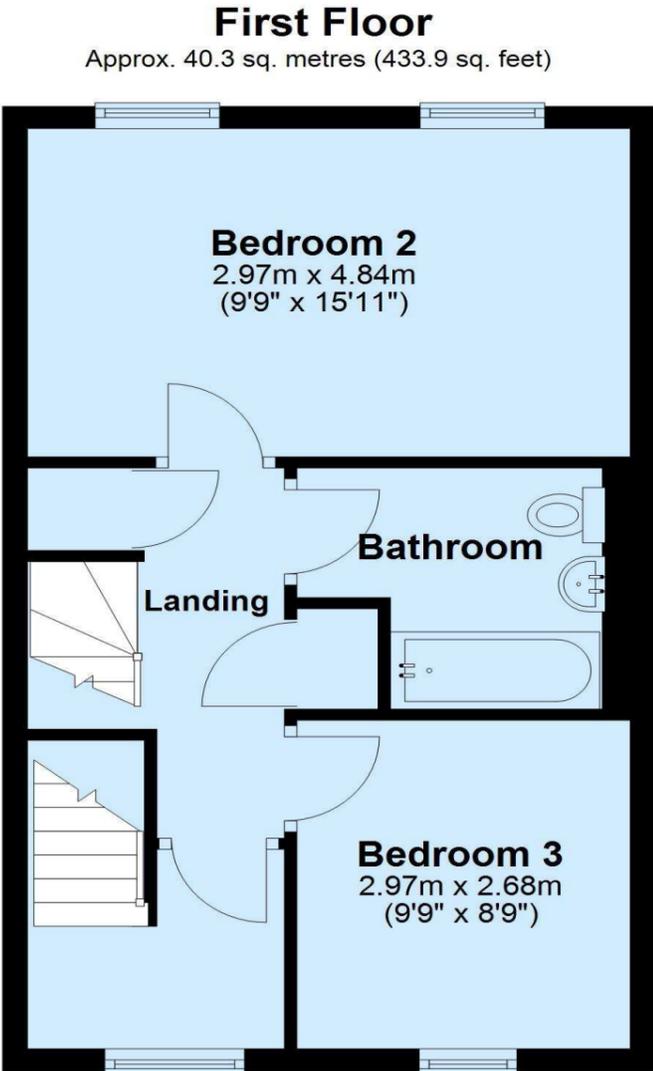
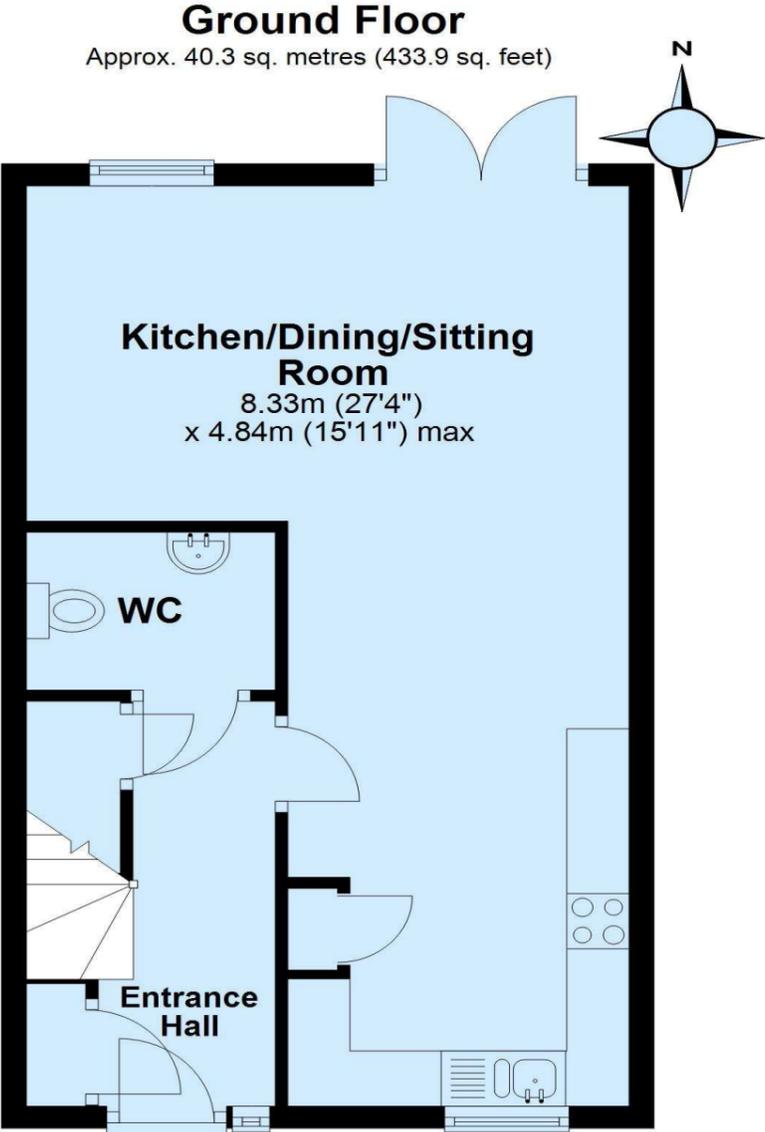
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN



Total area: approx. 113.5 sq. metres (1222.0 sq. feet)



MARCHAND PETIT

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