

28 BARTON WAY
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



28 BARTON WAY, DARTMOUTH

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.

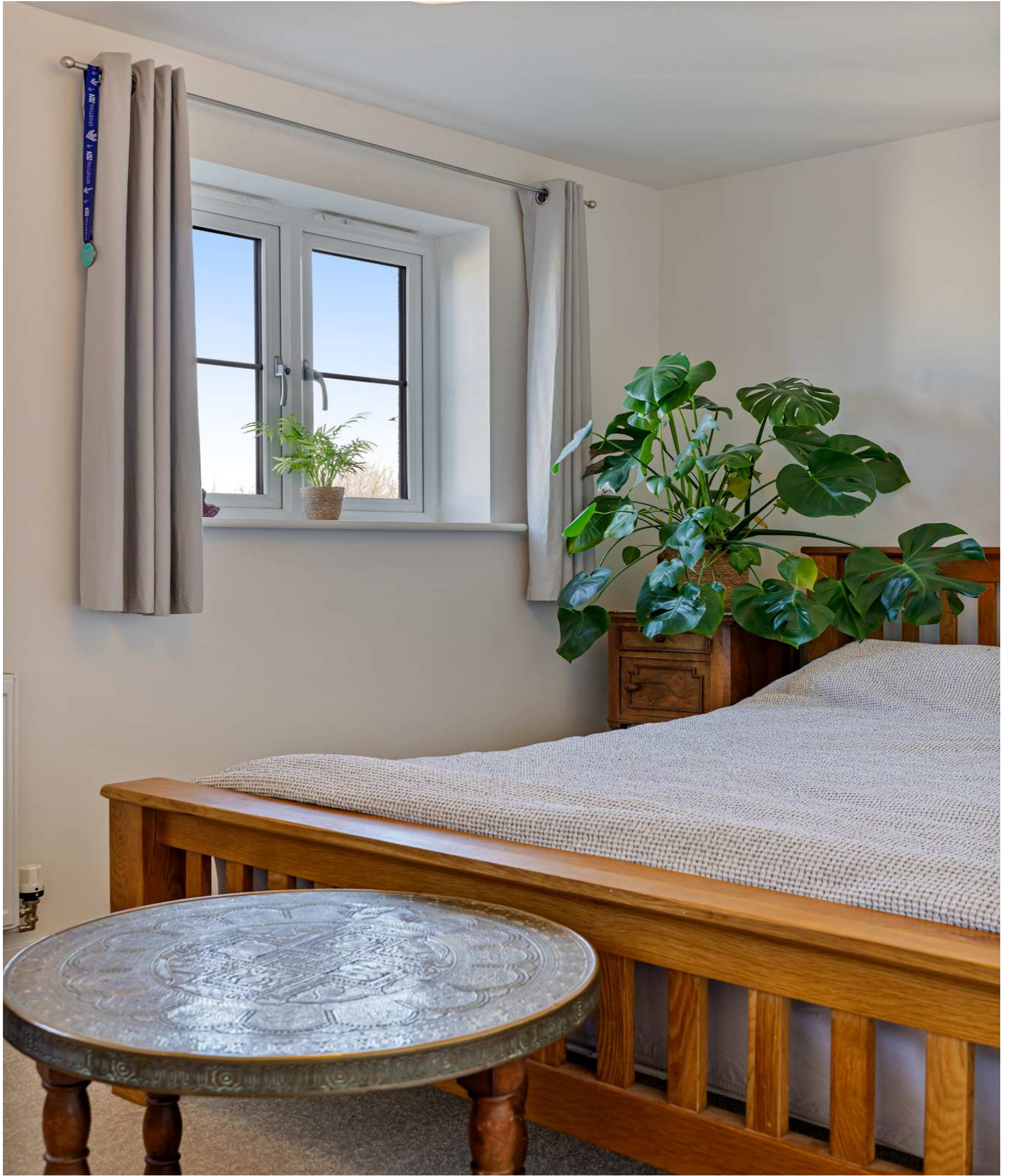




KEY FEATURES

- Open Plan Living Room/Kitchen/Dining Area
- Principal Bedroom With En-suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Garden
- Two Allocated Parking Spaces
- 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

Freehold

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 left

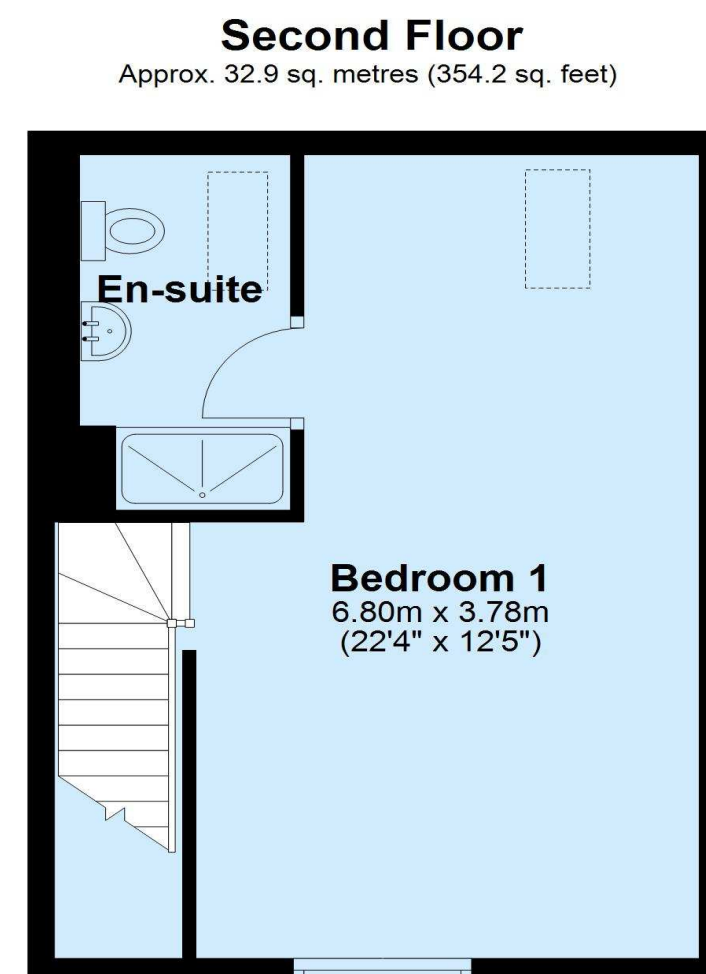
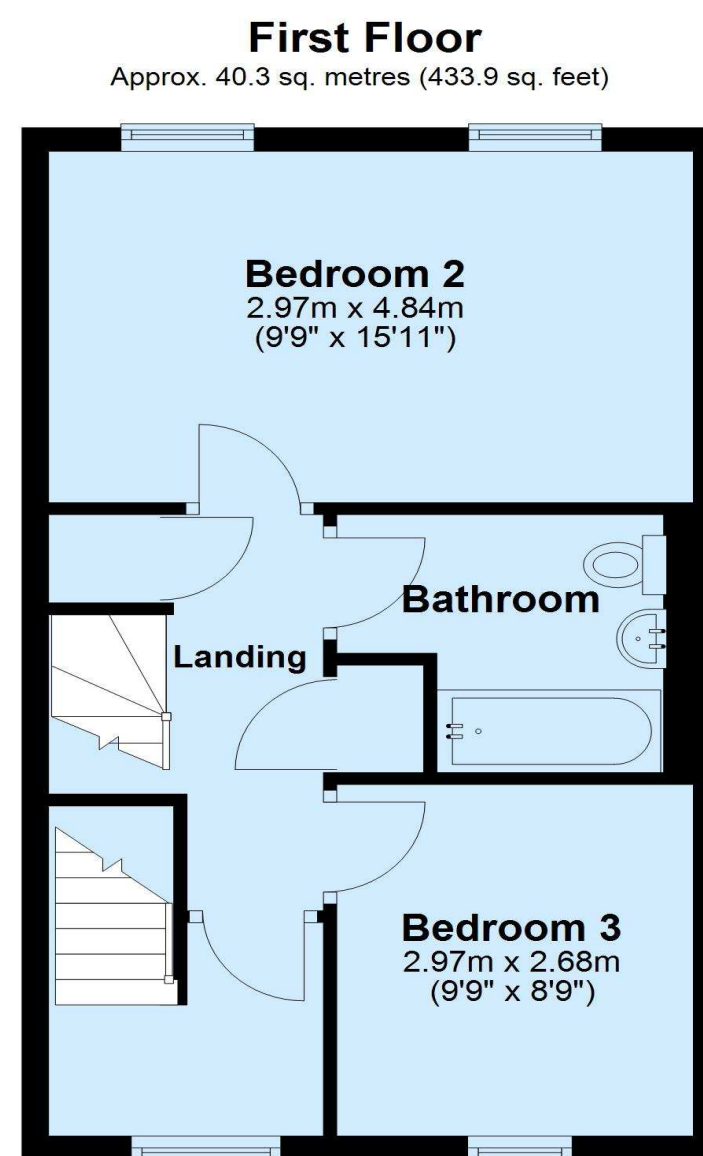
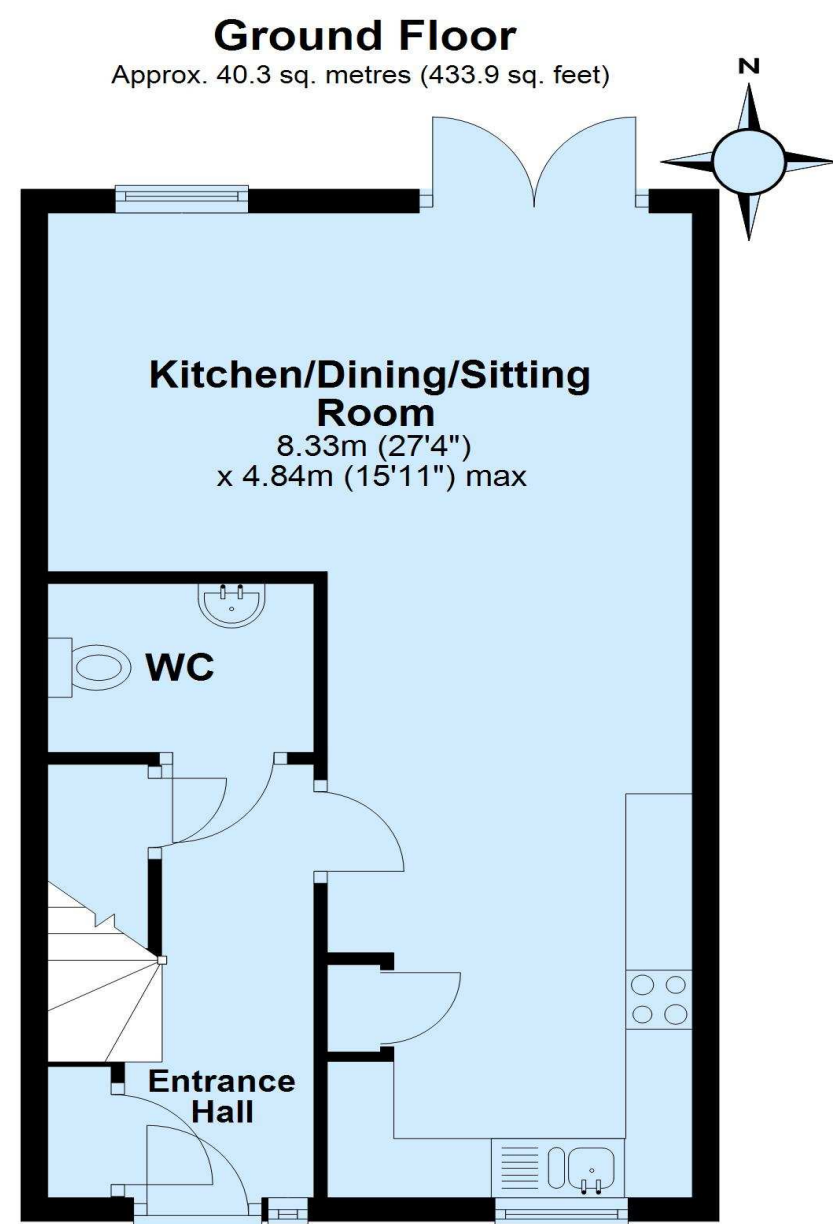
Viewing

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



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN



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



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