STAGS

15 Barton Way

15, Barton Way, Dartmouth, TQ6 0FL

Dartmouth 1.5 miles | Blackpool Sands 2 miles | Totnes 12 miles

A contemporary three-bedroom semi-detached home with garage, driveway parking and enclosed rear garden, conveniently situated on the popular Little Cotton Estate in Dartmouth

- No onward chain
- Contemporary three-bedroom semi-detached home
- Spacious L-shaped living space
- Principal bedroom with en-suite
- Good-sized adjoining garage
- Driveway parking for two to three vehicles
- Enclosed rear garden and terrace
- Solar photovoltaic panels
- Council Tax Band D
- Freehold

Offers Invited
£325,000

SITUATION
Dartmouth is one of South Devon's most desirable waterside towns, beautifully positioned on the banks of the River Dart and renowned for its picturesque harbour, historic architecture and excellent selection of independent shops, galleries, cafés and restaurants. The town is also home to the prestigious Britannia Royal Naval College and hosts the annual Dartmouth Royal Regatta.

The surrounding South Hams countryside and coastline offer excellent opportunities for walking, sailing and watersports, with the South West Coast Path and a number of attractive beaches within easy reach.

Little Cotton Estate is conveniently positioned for everyday amenities, with schools, supermarkets, the local swimming pool and bus routes all readily accessible. The nearby market town of Totnes provides a mainline railway station with services towards London Paddington.

DESCRIPTION
Offering the ease and convenience of modern living within easy reach of Dartmouth, 15 Barton Way is an appealing contemporary home with well-balanced accommodation, private outside space and an attractive open outlook.

Owned from new and presented in a clean, neutral style, the property offers comfortable and practical accommodation well suited to modern family life. The spacious ground-floor living area provides an excellent social space, while three bedrooms and modern bath and shower facilities are arranged on the first floor.

Outside, driveway parking, a good-sized adjoining garage and an enclosed rear garden enhance the practicality of the property, while solar photovoltaic panels provide an additional benefit.

ACCOMMODATION
The front door opens into the entrance hall, with stairs rising to the first floor and access to a cloakroom fitted with a wash hand basin and WC.

The ground floor is centred around a spacious L-shaped kitchen/dining and sitting room, providing ample space for both dining and comfortable seating. The kitchen is fitted with a range of contemporary gloss-finished wall and base units, together with an integrated oven, hob and dishwasher. Double doors from the sitting area open directly onto the rear terrace and garden, providing a pleasant connection with the outside space.

On the first floor are three well-proportioned bedrooms. The principal bedroom enjoys an outlook over the rear garden towards the surrounding countryside and benefits from an en-suite shower room. There is also a family bathroom fitted with a bath, wash hand basin and WC, together with a useful storage cupboard housing the gas-fired central heating boiler.

OUTSIDE
The property is approached over a private driveway providing parking for approximately two to three vehicles, which leads to the adjoining garage with an up-and-over door.

To the rear of the garage is a useful additional area currently incorporating a sink and drainer, with a pedestrian door providing direct access to the rear garden.

The enclosed rear garden comprises a paved terrace adjoining the house and a mainly lawned area, offering plenty of scope for further planting and landscaping. There is side pedestrian access and an attractive open outlook across the estate towards the surrounding countryside.

SERVICES
Mains water, drainage, electricity and gas are connected. Gas-fired central heating. Solar photovoltaic panels.

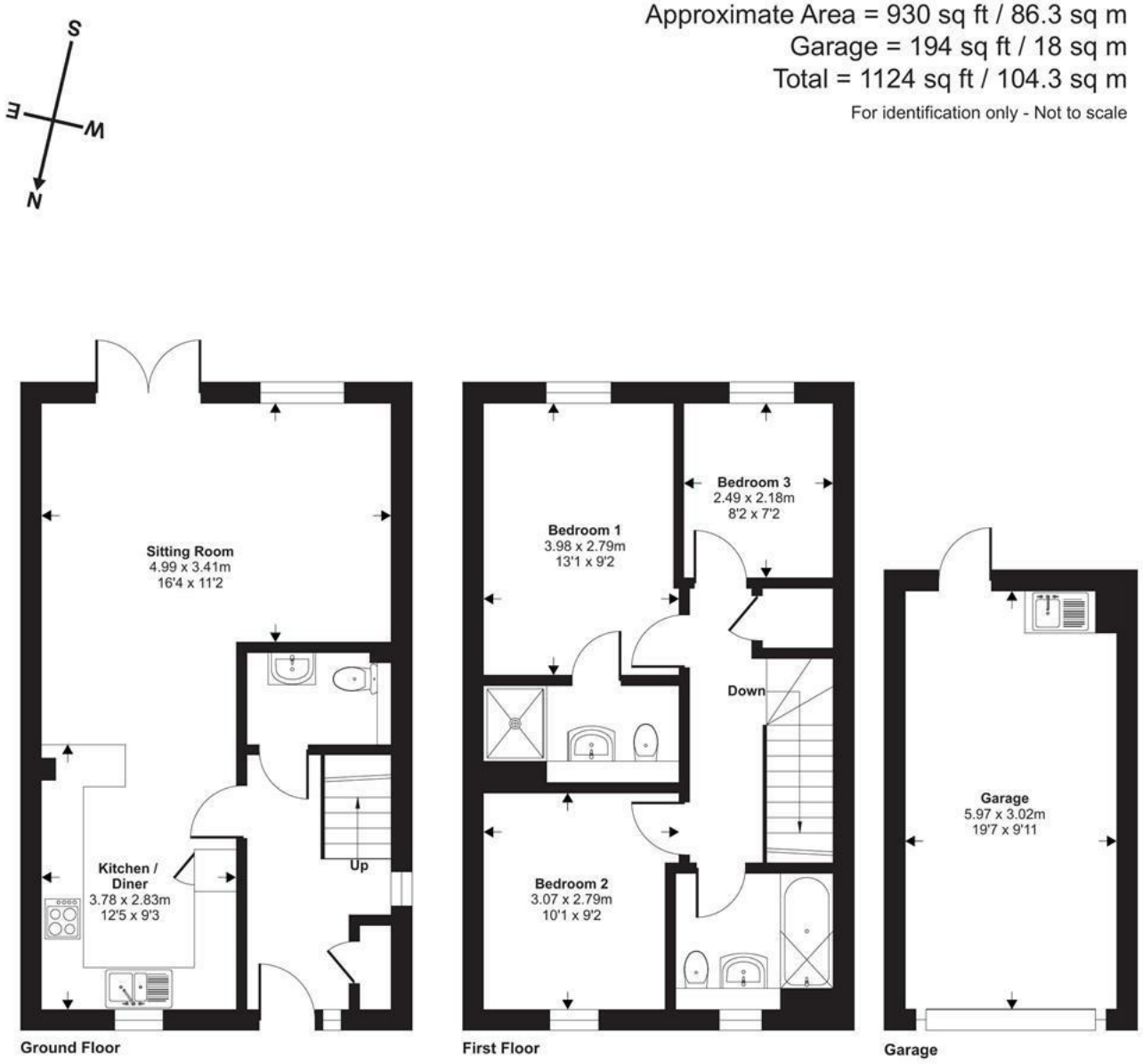
According to Ofcom, ultrafast full fibre (FTTP) speeds of up to 1,800 Mbps is available. Mobile coverage is Good with EE and Three, and Okay with O2 and Vodafone.

The property is Freehold, with an annual estate management charge payable towards the maintenance of shared estate areas, currently stated as £217.62 per annum.

DIRECTIONS
From the A3122 approaching Dartmouth, pass Norton Park on the left and continue to the roundabout. Take the third exit into the Little Cotton Estate and then the first right into Barton Way. Number 15 will be found a short distance along on the left-hand side.

What3Words: loafing.producers.hourgla

Approximate Area = 930 sq ft / 86.3 sq m
Garage = 194 sq ft / 18 sq m
Total = 1124 sq ft / 104.3 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 2026. Produced for Stags. REF: 1501959

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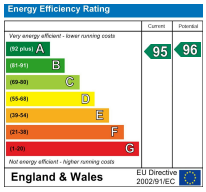

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