



BARTON WAY, DARTMOUTH
£329,999 FREEHOLD

**A THREE BEDROOMED HOME LIKE NEW,
WITH GARAGE AND OFF STREET PARKING.**

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SUMMARY: Beautifully presented, (it still sparkles like a new build). Being one of the first to be built in this development this home really had “the pick” of the more desirable plots with its private garden and views of the countryside out to Start Bay.

DIRECTIONS: From Dartmouth town centre, proceed up College Way, passing the Britannia Royal Naval College on your right-hand side. Carry on through the first round about, pass the service station on your left, pass Lidl on your left, carry on through the next roundabout, then, turn left in to Baker Estates. On the first round about take the second exit on to Barton Way and No. 19 will be on your left.

DESCRIPTION: Beautifully presented, (it still sparkles like a new build). Being one of the first to be built in this development this home really had “the pick” of the more desirable plots with its private garden and views of the countryside out to Start Bay. This house has a contemporary feel with its open plan kitchen, dining and living, with doors to the garden. Although terrific as your Dartmouth home it could also be a shrewd investment to add to your property portfolio for the long term let. This house is exceptional and early viewing is recommended. (And solar panels)

THE ACCOMODATION COMPRISES:-

The front door leads into the hall, with radiator, coat cupboard and a cloakroom with W.C. and wash hand basin (and more space to hang coats). Door to the left leads into the open plan kitchen, dining and sitting room. Stairs to the right ascend to the 1st Floor.

KITCHEN: The kitchen is in mint condition and has AEG appliances to include integrated fridge/freezer, an integrated dishwasher, an eye level double oven and an Induction Hob. There are plenty of seamless composite work surfaces with storage above and under the work surfaces. There is a small breakfast bar dividing the kitchen from the dining area.

The whole downstairs is open plan with double doors opening on to the garden. Summer entertaining will take on a whole new dimension.

BEDROOM 1: This double bedroom has a radiator and enjoys rural views across to Start Bay. It has a fully tiled ensuite with shower, W.C., and a wash hand basin.

BEDROOM 2: This single is also on the side of the house that enjoys rural views across to Start Bay. It has a radiator and is currently being used as an office.

BEDROOM 3: This double bedroom has views to the north over the fields and Moors in the distance. It also has a radiator and is conveniently located next to the family bathroom.

FAMILY BATHROOM: Is tiled to mid height and has a shower over the bath, W.C., wash hand basin and a heated towel rail.

GARAGE: Located to the side of the side of the house this is an excellent size with the utility area at the end with access to the garden.

OUTSIDE: To the front of the property is excellent off-street parking for a level approach to the home. To the rear of the property is a level garden, bathed in all day sun with the most wonderful views over the fields to Start Bay. This is planted out in lawn but could be developed further depending on the new owners botanical tastes.

COUNCIL TAX BAND: D

EPC RATING: A

SERVICES: All mains services are connected.

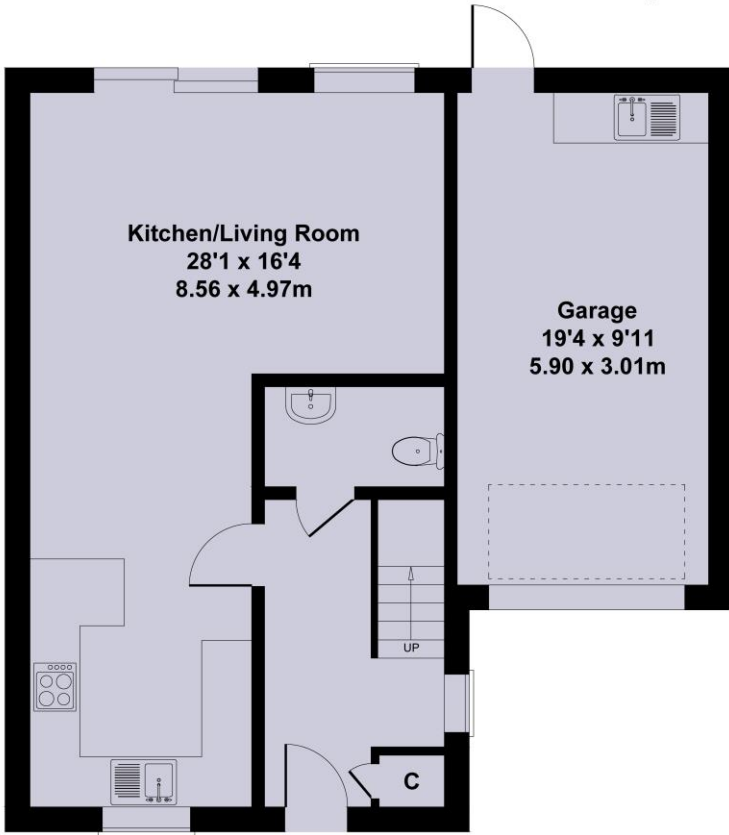
OWNERS COMMENTS: My Home is called the “Light House”, named after Start Point Light House which can be seen from all the South facing windows, garden and even the breakfast bar.

The location boasts panoramic countryside and sea vistas, while the Solar Panels are busy generating electricity and income most days.

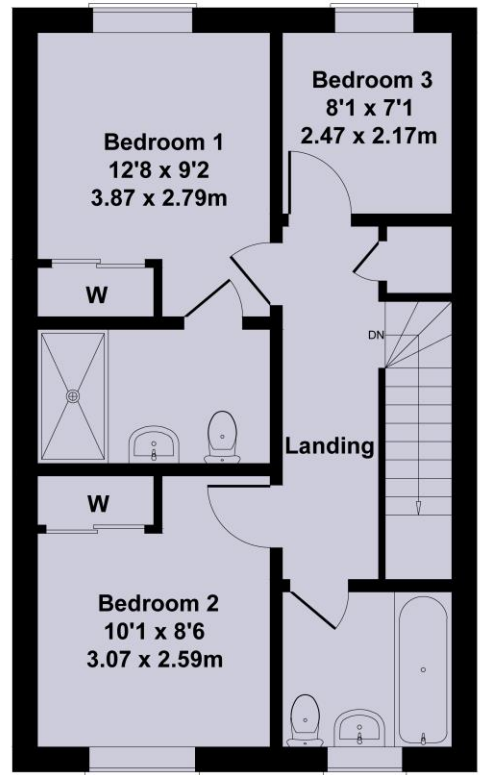
Parking for 5+ Vehicles for you and your visitors will help you enjoy everything the South Hams has to offer. The broadband speed of 360 Mbps allows you to have your office at home.



19 Barton Way
 Approximate Gross Internal Area
 1119 sq ft - 104 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A		95	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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