



11 Barton Way, Dartmouth, Devon TQ6 0FL

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A new, beautifully presented three bedroom semi detached house with garage, parking and garden

Kingsbridge - 15 miles Totnes - 16 miles

- Open Plan Living Area
- Master Bedroom with En-suite
- 2 Further Bedrooms
- Family Bathroom
- Cloakroom
- Garage
- Available April
- Deposit - £1442.00
- Council Tax Band - D
- Tenant Fees Apply

£1,250 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## ACCOMMODATION INCLUDES

Composite door, from front into hall.

### HALL

Spacious hallway, UPVC window to side elevation, radiator, wood effect laminate flooring, under stairs cupboard, cupboard housing electric meter, stairs leading to first floor and doors to cloakroom and living area.

### CLOAKROOM

Low level wc, hand basin, extractor fan, radiator.

### OPEN PLAN LIVING

KITCHEN/DINING AREA - Comprising wall, base and drawers all are soft close, with inset 1.1/2 stainless steel sink unit and drainer, laminate worksurfaces, built-in eye level double electric oven, stainless steel extractor hood, Induction hob, glass splash back, integrated fridge/freezer, radiator, smoke alarm.

SITTING ROOM- Wood effect laminate flooring, radiator, uPVC double glazed French doors to patio and lawned area, uPVC double glazed casement window.

### STAIRS AND LANDING

Newly fitted carpet, radiator, loft hatch, smoke alarm, CO alarm, cupboard housing gas fired boiler for heating and hot water.

### BEDROOM 3

Single room, newly fitted carpet, radiator, uPVC double glazed window to rear elevation.

### BEDROOM 1

Double room, newly fitted carpet, radiator, uPVC double glazed window to rear elevation, door to en-suite shower room.

### EN-SUITE SHOWER ROOM

Walk-in shower with thermostatic valve with rain sensor shower with glazed screen, hand basin, low level wc, white ladder style radiator, half height tiling to walls, full height tiling around shower, extractor fan, shaver socket.

### BEDROOM 2

Double room, newly fitted carpet, radiator, uPVC double glazed window to front elevation.

### BATHROOM

White suite comprising panel bath with thermostatic valve shower over with rain sensor shower head, hand basin, low level toilet, white ladder style radiator, half height tiled walls with full height tiling around the bath, shaver socket, extractor fan, uPVC double glazed window to front elevation.

### OUTSIDE

FRONT - Single garage with up and over door, door to rear garden, plumbing for washing machine, light and water. There is parking for 3 vehicles and a small lawned area.

REAR - Path leads from the front through a wooden gate with lock to lawned area and patio.

### SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band D. EPC Band A.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	95	96
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(11-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC