



**20 Barton Way**  
Dartmouth  
Guide price £55,000

*Freeborns*  
ESTATE AGENTS

Situated towards the top of Dartmouth, this two-bed flat benefits from allocated parking and views over the children's play park. The flat is a short walk away from local amenities such as super markets, bus tops and the leisure centre.



# Flat 15, 20 Barton Way, Dartmouth, TQ6 0FU

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

Communal Entrance Hall:  
Stairs rising to landing.

Front Door

Entrance Hall  
Storage Cupboards, uPVC window, radiator.

Bedroom 2  
uPVC windows to side dual aspect, radiator.

Bathroom  
3 piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with glass screen and shower over. Part tiled walls, ladder style heated towel rail, extractor fan.

Bedroom 1  
uPVC window overlooking the play park, radiator.

Open plan Kitchen / Lounge  
A range of modern white fronted base and eye level units with wood effect worktop over. Integrated electric oven with hob and extractor over, 1 1/2 stainless steel sink and drainer with mixer tap, space for fridge freezer, space and plumbing for washing machine, cupboard housing the 'Worcester' gas fired combination boiler which provides domestic hot water and central heating. uPVC windows to dual aspects, 2 radiators.

Outside  
The property has the benefits of 2 allocated parking spaces and external bin store. Its prime location overlooks the communal play area and garden.

**TENURE**  
Leasehold 245 years from 2022.

**SERVICES**  
Electricity, gas, water and drainage are connected.

**SERVICE CHARGE**  
Monthly rent at £515.75.  
Monthly service charge at £171.40.  
Total monthly charge - £687.15 plus mortgage requires for 25% share.

Annual rent increase takes place every April.

**LOCAL AUTHORITY**  
South Hams District Council

**COUNCIL TAX BAND: B**

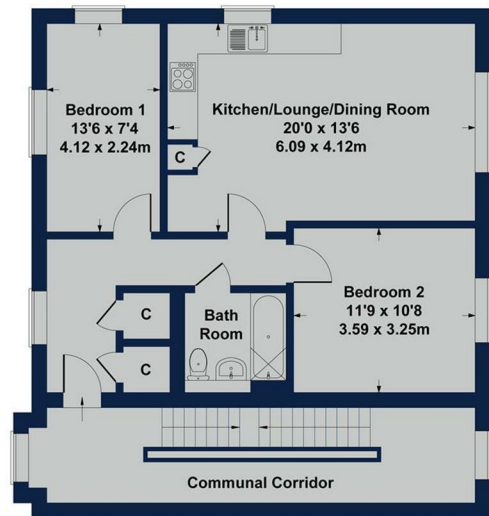
**EPC: B**

## CONSUMER PROTECTION FROM UNFAIR TRADING

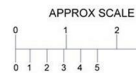
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## Flat 15, 20 Barton Way

Approximate Gross Internal Area  
667 sq ft - 62 sq m  
(Excluding Communal Corridor)



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan PortalPotterplans Ltd. 2026



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