



- DECEPTIVELY SPACIOUS FAMILY HOME
- CONVENIENTLY LOCATED FOR ACCESS TO THE TOWN AND BEACH
- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- LIVING ROOM DINER, KITCHEN BREAKFAST ROOM AND UTILITY
- GROUND FLOOR SHOWER ROOM AND FAMILY BATHROOM
- ATTRACTIVE GARDENS WITH LAWN AND PATIO AREA
- DRIVEWAY PARKING AND GARAGE
- DOUBLE GLAZING, GAS CENTRAL HEATING

Barton Terrace, Dawlish, EX7 9QH

Guide Price £525,000

Dart & Partners are pleased to offer with **NO ONWARD CHAIN** this deceptively spacious four double bedroom home, situated close to Dawlish town centre opposite Manor Gardens with a lovely level garden, driveway parking and double garage. Accommodation briefly comprising; Reception hall, four double bedrooms, living room diner, kitchen breakfast room, ground floor shower room, family bathroom, utility room, double garage, attractive gardens, driveway parking, double glazing and gas central heating. An early viewing comes highly recommended to appreciate this unique property.



Property Description

Obscure glazed timber front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, useful under stairs storage cupboard with hanging rail, wall mounted consumer unit and electric meter, generous airing cupboard with slatted shelving and radiator, additional storage cupboard with shelving and hanging rail.

KITCHEN

uPVC double glazed window to side, matching range of wall and base units, granite work surface over, inset one and a half bowl composite sink drainer, integral double electric oven and microwave, five burner gas hob with stainless steel extractor canopy above, integrated fridge and dishwasher, white heated towel rail, obscure glazed door giving access to utility room.

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer beneath roll top work surface, range of high level cupboards, obscure uPVC door giving access to garden and driveway, integral door leading to **DOUBLE GARAGE**. Power points, extractor fan.

LIVING ROOM DINER

A dual aspect room with aluminium double glazed window to side aspect, uPVC double glazed sliding doors to the rear, inset modern gas fire, two radiators, power points, television aerial connection point, attractive recessed shelving, telephone point.

GROUND FLOOR SHOWER ROOM

Obscure double glazed windows to side aspect, suite comprising close coupled WC, inset wash hand basin into vanity unit, large walk-in glazed shower enclosure with mains fed shower, tiled splash backs, radiator, vanity light, mirror and shaver socket.





BEDROOM ONE

Dual aspect with circular uPVC double glazed window to side and uPVC double glazed sliding doors to rear, range of built in wardrobes and dressing table, power points, radiator.



BEDROOM THREE (GROUND FLOOR)

Aluminium framed double glazed window to front, radiator, range of built in wardrobes, dressing table/desk, power points.

HALF LANDING

Obscure glazed windows to side aspect, radiator, power point.

BEDROOM TWO

Double glazed window to rear, radiator, built in wardrobes, doors through to under eaves storage areas, power points.



BEDROOM FOUR

Double glazed window to front, radiator, power points.



FAMILY BATHROOM

Velux window, coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath, glazed shower enclosure with Mira electric shower, vanity unit and mirror with lighting, radiator.

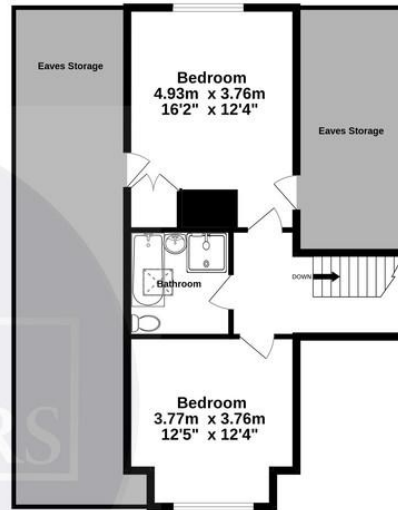
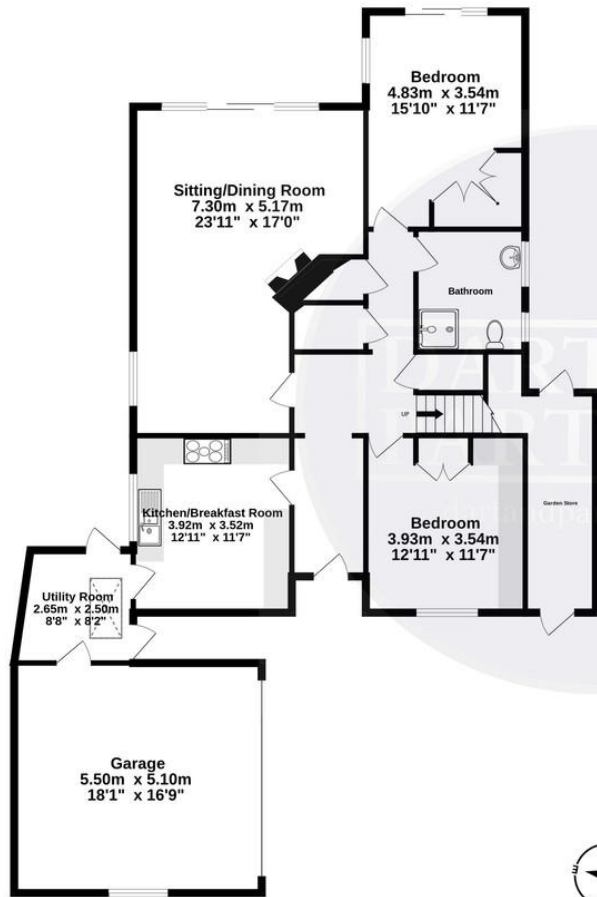
OUTSIDE

To the front there is **DRIVEWAY PARKING** for approximately five vehicles. Under cover **CARPORT** area as well as a **DOUBLE GARAGE**. To the rear, the garden is predominantly laid to lawn and is fully enclosed with walling and attractive variety of mature plants and shrubs. Attractive brick built **GARDEN ROOM/OFFICE** with power and light, ideal for storing garden essentials or would make a great home office. Pathway to side giving access to the front of the property. Outside tap. Paved patio area perfect for alfresco dining or entertaining, retractable sun canopy providing some welcome shade during the summer months. To the rear of the garden there is a generously sized greenhouse and a pathway and pedestrian gate leading out onto Barton Lane. Further area of patio to the side of the property with additional sun shade over the kitchen window.



Ground Floor
144.8 sq.m. (1559 sq.ft.) approx.

1st Floor
44.3 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA : 189.1 sq.m. (2035 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GARAGE

Double garage with electrically operated up and over door. Power and light. Window to side. Wall mounted gas meter and water tap.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band F

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements