



- SPACIOUS END TERRACE FAMILY HOME
- SITUATED IN A TUCKED AWAY LOCATION
- POPULAR REDISIDENTIAL AREA ON THE OUTSKIRTS OF DAWLISH
- NO ONWARD CHAIN
- KITCHEN DINER, LIVING ROOM
- UTILITY/REAR LOBBY, CLOAKROOM
- FOUR BEDROOMS, FAMILY BATHROOM
- WRAP AROUND GARDEN, PARKING AND GARAGE

Gatehouse Close, Dawlish, EX7 0EG

Guide Price £375,000

Dart & Partners are pleased to offer with NO ONWARD CHAIN this spacious end of terrace four bedroom family home with accommodation briefly comprising; living room, kitchen diner, cloakroom, utility/rear lobby, four bedrooms, family bathroom, wrap around garden, driveway parking, single garage, lovely views, double glazing, gas central heating. An internal viewing comes highly recommended to appreciate the accommodation on offer. Situated in a tucked away location within a popular residential area on the outskirts of Dawlish.



Property Description

Obscure glazed timber front door leads into...

RECEPTION HALL

With doors to principal rooms. Stairs rising to first floor. Radiator, power points. Door through to...

LIVING ROOM

Triple aspect room with double glazed window to rear, side and double sliding doors to front aspect. This room enjoys lovely far reaching views of the countryside and over the estuary towards Exmouth. Two radiators, power points, television aerial connection point, telephone socket. Door through to...

KITCHEN/DINER

Dual aspect room with double glazed window to front and rear aspect. Kitchen with modern range of matching Shaker wall and base units with roll top work surface over, matching wall cupboard housing boiler, inset one and a half bowl composite sink drainer, eye level double oven, four burner gas hob with stainless steel extractor canopy above and stainless splash back, integrated fridge freezer, integrated slimline dishwasher, integrated wine cooler, power points, radiator.

CLOAKROOM

Obscure glazed window to front, white suite comprising close coupled WC, inset wash hand basin into vanity unit, radiator.

REAR LOBBY/UTILITY

Power points, tiled flooring, various shelving. Please note: rear door could be re-instated.

FIRST FLOOR LANDING

With double glazed window to rear enjoying stunning far reaching views, loft access hatch, power point.

BEDROOM ONE

uPVC double glazed window to rear enjoying stunning far reaching views, radiator, power points.





BEDROOM TWO

Double glazed window to front, radiator, power points.



BEDROOM THREE

Double glazed window to rear enjoying similar views to that of bedroom one, radiator, power points.

BEDROOM FOUR/HOME OFFICE

Double glazed window to front, radiator, power points.



FAMILY BATHROOM

Obscure glazed window to front, white suite comprising close coupled WC, inset wash hand basin into vanity unit, panelled bath with mains fed shower over, glazed shower screen, white ladder heated towel rail, fully tiled walls and flooring.



OUTSIDE

The front garden is mainly laid to slate chipping with mature plants and shrubs bordering. Timber gate with pathway and steps giving access to the front of the property. Outside water tap. The property is fully enclosed by newly installed shiplap fencing throughout. To the side the garden is predominantly laid to lawn, bordered by some plants and shrubs whilst to the rear there is a further area of lawn and a small paved patio area. Perspex greenhouse. Pathway and steps leading up to the rear lobby. Two useful undercroft storage areas provide a wealth of storage. Outside water tap.



SINGLE GARAGE

Situated in a block of three with DRIVEWAY PARKING ahead of. Metal up and over door. Power and light.

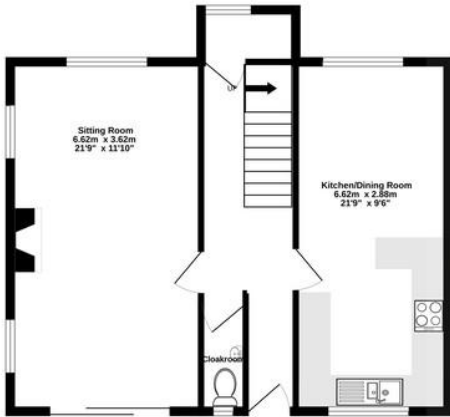


MATERIAL INFORMATION - Subject to legal verification

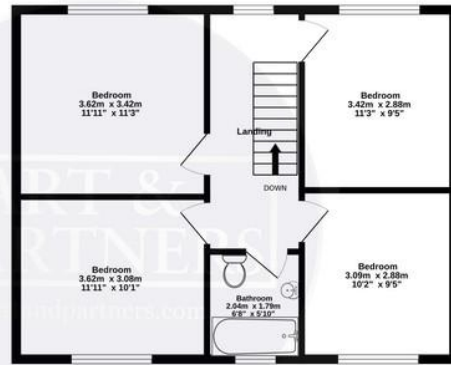
Freehold

Council Tax Band C

Ground Floor
58.3 sq.m. (624 sq.ft.) approx.



1st Floor
54.9 sq.m. (591 sq.ft.) approx.



Garage
14.4 sq.m. (155 sq.ft.) approx.



TOTAL FLOOR AREA : 125.4 sq.m. (1350 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.
Made with Metropix ©2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	85	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



9 Queen Street, Dawlish, Devon,
EX7 9HB

www.dartandpartners.com
01626 862057
property@dartandpartners.com

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