



- FOUR BEDROOM DETACHED PROPERTY
- LIVING ROOM DINER
- KITCHEN
- FAMILY BATHROOM, CLOAKROOM
- LARGER THAN AVERAGE REAR GARDEN
- GARAGE AND PARKING
- FAVOURED RESIDENTIAL LOCATION
- CLOSE TO LEISURE CENTRE, SCHOOLS, SHOP AND BEACH
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING

Kingsdown Crescent, Dawlish, EX7 0HD

Guide Price £425,000

Offered to the market for the first time in approximately 50 years is this four bedroom detached property situated on an enviable plot within Kingsdown Crescent and has accommodation briefly comprising; living room diner, kitchen, cloakroom, four bedrooms, family bathroom, integral garage, driveway parking, larger than average rear garden, uPVC double glazing and gas central heating. The house is situated close to the local swimming pool and play area, local schools and shops and the beaches at Dawlish Town and Dawlish Warren.

An internal viewing comes highly recommended to appreciate the accommodation on offer.



Property Description

Obscure uPVC double glazed front door leads into...

LARGE RECEPTION PORCH

uPVC double glazed window to side, wall mounted consumer unit, original obscure glazed timber door into...

RECEPTION HALL

Doors to principal rooms, stairs rising to first floor, radiator, power points, useful storage bench. Door to cloakroom.

CLOAKROOM

Obscure glazed window to side, white suite comprising concealed cistern flush WC, wall mounted wash hand basin set into vanity unit, white ladder style heated towel rail.

LIVING ROOM DINER

Accessed via multi-paned glazed door. Dual aspect room with uPVC double glazed window to front and rear, glazed uPVC door giving access to rear garden, radiators, power points, wall mounted electric fire, television aerial connection point. Door to...

KITCHEN

uPVC double glazed window to rear, range of matching wall and base units with roll top work surface over, integrated electric oven and four ring hob with extractor fan above, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge freeze. Tiled splash backs, power points, obscure uPVC double glazed door giving access to side pathway and rear garden.

FIRST FLOOR LANDING

Obscure uPVC double glazed window to side, loft access hatch, radiator.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points.





BEDROOM TWO

uPVC double glazed window to front, radiator, power points.



BEDROOM THREE

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

BEDROOM FOUR

uPVC double glazed window to rear enjoying similar views to that of bedroom three, radiator, power points.



BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, panelled bath with tiled splash backs, glazed corner shower enclosure with mains fed shower and tiled splash backs, extractor fan, built in shelving, white heated ladder style towel rail.



OUTSIDE

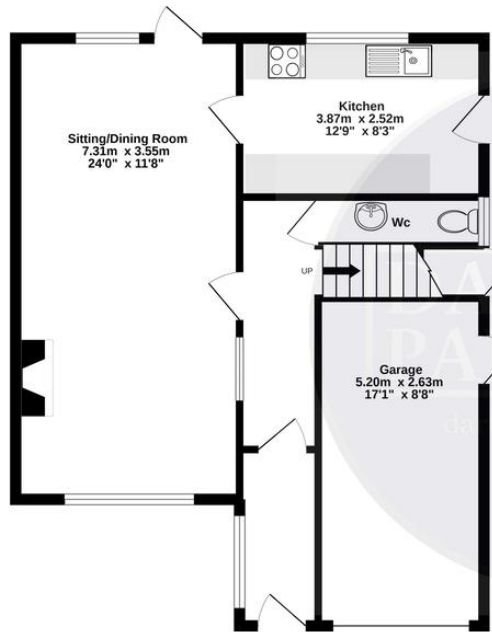
To the front is block paviour **DRIVEWAY PARKING** ahead of the **INTEGRAL SINGLE GARAGE**. To the rear there is a large paved patio, perfect for entertaining/dining during the summer months. Timber gates to either side of the property with pathway to rear garden. The rear garden is mainly laid to lawn and is larger than average size bordered by various mature plants and shrubs. Timber shed. Electric remote control sun canopy. Outside tap. A timber door opens into a useful under stairs storage cupboard with power and light. Obscure glazed timber door giving access to garage.



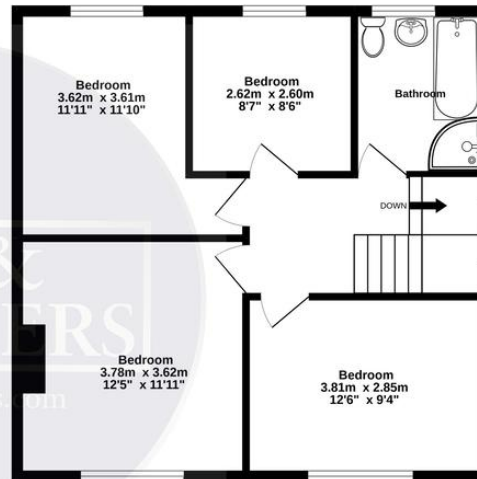
GARAGE

Integral single garage with metal up and over door, power and light, wall mounted gas boiler.

Ground Floor
61.5 sq.m. (662 sq.ft.) approx.



1st Floor
54.5 sq.m. (586 sq.ft.) approx.



TOTAL FLOOR AREA : 115.9 sq.m. (1248 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(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