



- INTERNAL VIEWING HIGHLY RECOMMENDED
- OFFERED TO THE MARKET FOR THE FIRST TIME IN OVER FORTY YEARS
- TUCKED AWAY FROM THE MAIN STREET
- TWO ALLOCATED PARKING SPACES AND PRIVATE COURTYARD GARDEN
- SITTING ROOM, DINING ROOM
- BREAKFAST ROOM, KITCHEN
- SIX BEDROOMS
- CELLAR ROOMS

**Haldon Terrace, Dawlish, EX7 9LN**

**Guide Price £550,000**

This Grade II Listed Georgian Town House sits in a private drive of nine homes close to the town centre, enjoying a southerly aspect, benefitting from two allocated parking spaces and a lovely private courtyard garden. Accommodation briefly comprising; lounge, sitting room, dining room, kitchen, utility room, five bedrooms, three shower rooms, bathroom, cellar rooms, communal gardens.





## Property Description

Offered to the market for the first time in over forty years.

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

Timber front door opens into...

### RECEPTION PORCH

Plenty of space for shoes and coats. Multi-paned timber front door leads into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator.

### LOUNGE

Bay sash windows to front, original fireplace with tiled hearth, two radiators, power points, television aerial connection point.

### SITTING ROOM

Sash windows to rear, radiator, power points, built in storage cupboard, original fireplace with tiled surround.

### SHOWER ROOM

Multi-paned sash window, white suite comprising concealed cistern flush WC, pedestal wash hand basin, shower enclosure with tiled splash backs and mains fed shower, extractor fan, ladder heated towel rail.

### DINING ROOM

With multi-paned sash window to side, radiator, power points, television aerial connection point, timber rear door giving access to courtyard, under stairs storage cupboard, cupboard housing wall mounted gas boiler, door giving access to additional staircase rising to first floor.

### KITCHEN

Two windows to rear, modern range of wall and base units with a roll top work surface over, inset stainless steel sink drainer, integrated eye level oven and four ring hob, tiled splash backs, power points, space for fridge freezer, space and plumbing for washing machine, integrated slimline dishwasher.

### FIRST FLOOR

Split landing. Airing cupboard housing hot water cylinder and with slatted shelving.







#### **SHOWER ROOM**

With multi-paned sash window to side, white suite comprising low level WC, wall mounted corner wash hand basin, shower enclosure with mains fed shower.

#### **BATHROOM**

Obscure glazed sash window to side, coloured suite comprising low level WC, panelled bath, pedestal wash hand basin, tiled splash backs, radiator.

#### **BEDROOM**

Multi-paned sash window to side, fireplace, built in cupboard, door giving access to additional staircase, radiator, small window to side.

#### **BEDROOM**

Multi-paned sash window to side, wash hand basin set into vanity unit, radiator, built in cupboard.



#### **FAMILY ROOM**

Two large sash windows to front, original marble fireplace and hearth with tiled surround, power points, two radiators, television aerial connection point.

#### **BEDROOM**

Multi-paned sash window to rear, wash hand basin set into vanity unit, radiator, fireplace, built in cupboard, power points.

Stairs rising to...

#### **SECOND FLOOR**

With sash window on half landing to the rear.

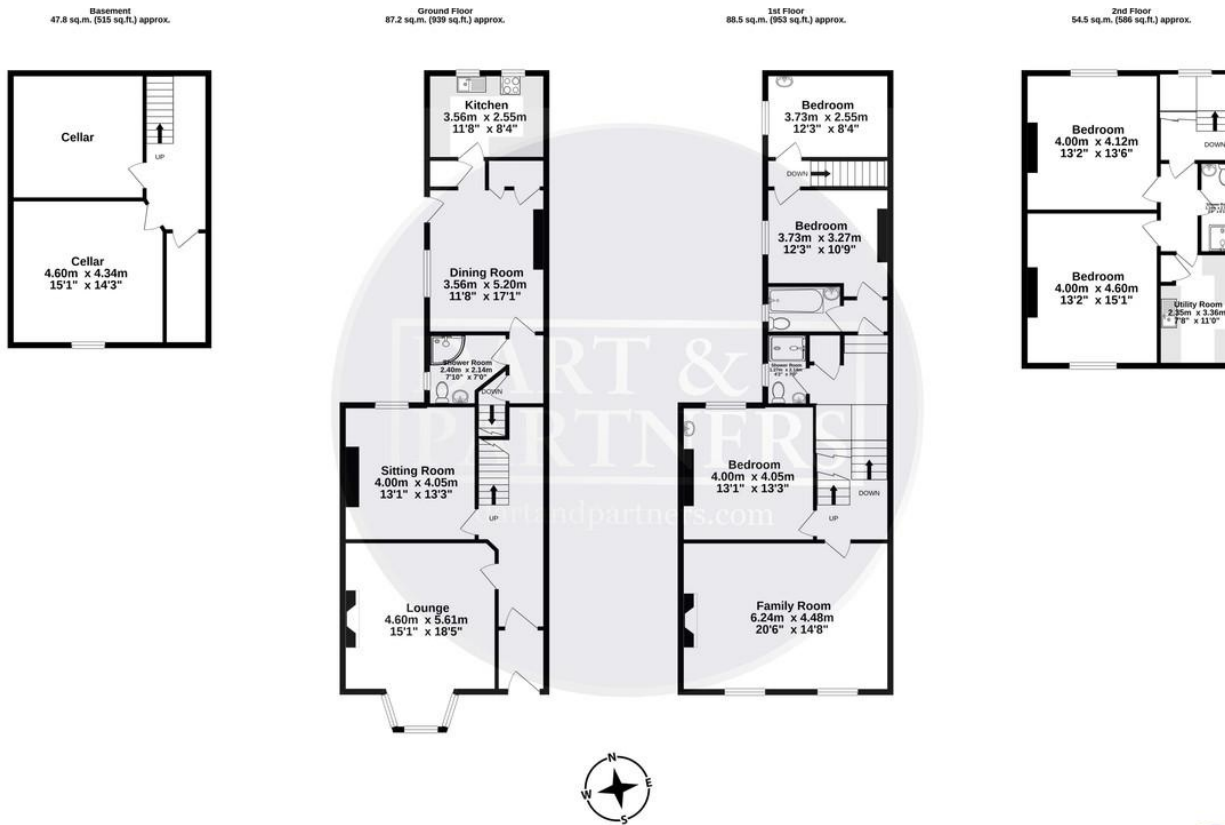


#### **BEDROOM**

Sash window to front enjoying a pleasant outlook over the town and towards the countryside beyond, fireplace, radiator, power points, television aerial connection point, telephone socket.

#### **UTILITY ROOM**

Sash window to front enjoying similar aspect to living room/diner, range of matching wall and base units, inset stainless steel sink drainer, space and plumbing for white goods, radiator, power points, splash backs.



**TOTAL FLOOR AREA : 278.0 sq.m. (2992 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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## BEDROOM

Sash window to rear overlooking the courtyard garden, fireplace, radiator, wash hand basin set into vanity unit, built in cupboards and drawers, radiator, power points.

## SHOWER ROOM

Internal multi-paned window with borrowed light from landing, white suite comprising low level WC, wall mounted corner wash hand basin with tiled splash back, glazed shower enclosure with mains fed shower and tiled splash backs, radiator.

## CELLAR

## ROOM ONE

With multi-paned window to front. Original stone fireplace. Perfect for a games room or gym. Gas meter. Radiator.

## ROOM TWO

Radiator. Currently used as a workshop.

## ROOM THREE

Power points. Perfect wine cellar or similar.

## OUTSIDE

To the front there are well tended communal gardens, allocated parking. To the rear there is an enclosed courtyard garden.



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