



25 Park Rise, Dawlish, EX7 9RT

£255,000 Freehold

End Terraced House • Two Double Bedrooms • Living Room • Modern Family Bathroom • Enclosed Pretty Rear Garden • Single Garage In Block Just Yards Away • EPC - C

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Stepping in through the half glazed uPVC front door, the hallway is bright and inviting with stairs rising to the first floor. A door leads through to the living room which overlooks the front of the property and has a wall mounted feature fireplace housing a contemporary electric fire. There is useful built in storage and a door leads through to the kitchen/diner.

The kitchen overlooks the very pleasant rear garden and is fitted with white wall and base units incorporating drawer space, work top and tiled splashback. There is space for a cooker, plumbing and space for a washing machine and further room for additional appliances. The dining area provides ample room for a dining table and chairs and a door leads out to the conservatory which is fitted with useful worktop counter, light, power and tap and currently houses a dryer. A door leads out to the rear garden.

Ascending the stairs, there is access to the loft room on the landing. A double bedroom overlooks the front and benefits from plentiful built in wardrobes with hanging and shelving and a further useful built in cupboard. A further good sized double bedroom overlooks the rear.

The bathroom comprises bath with shower over and screen, wash hand basin in vanity with storage below and low level dual flush WC. There is an obscure glazed window to the rear, ladder style heated towel rail and extractor. The Ariston boiler is mounted on the wall.

The vendor advises that the loft space has been designed with a nautical theme and has a Velux window. It was formerly used as a play area some years ago by the previous owners young children.

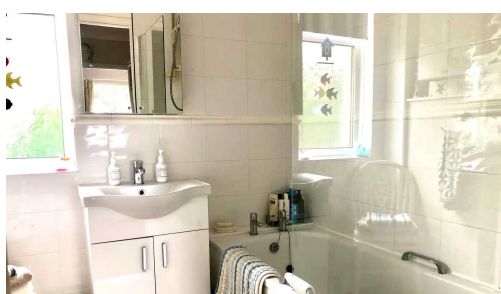
The property is approached from a very pleasant and safe pedestrian walkway with steps with handrail leading to the front door.

The pretty rear garden is enclosed by wall and fence boundary and benefits from a built in store and a gate gives side access to the front of the property.

The garden has paved seating areas with a few steps and a host of established plants and flowers providing a bright and relaxing area to enjoy.

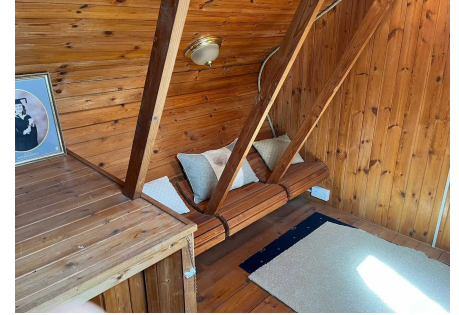
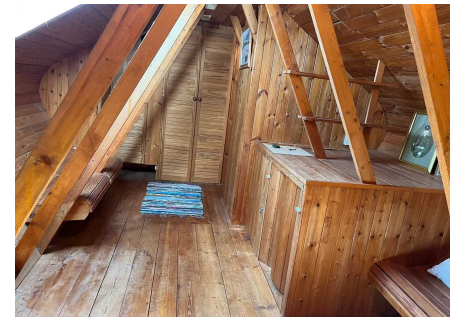


This delightful two bedroom end terraced house sits in a popular residential location and is accessed from a pleasant walkway with a single garage just yards away. The property has been immaculately maintained and is very well presented. The two double bedrooms are of generous size and there is a pretty enclosed rear garden with seating areas and side access.



MEASUREMENTS:

- Lounge 15' 8" x 12' (4.77m x 3.66m),
- Dining Room 8' 3" x 6' 7" (2.53m x 2.01m),
- Kitchen 8' 10" x 6' 4" (2.76m x 1.93m),
- Conservatory 10' 6" x 4' 8" (3.2m x 1.42m),
- Bedroom 15' 2" x 8' 6" (4.62m x 2.6m),
- Bedroom 13' 11" x 8' 6" (4.25m x 2.6m),
- Bathroom 7' 4" x 5' 10" (2.24m x 1.78m),
- Garage 17' x 8' 8" (5.17m x 2.64m)



Council Tax Band: B

Tenure: Freehold

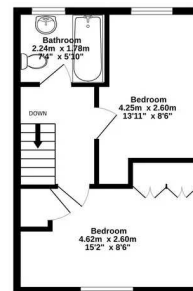
EPC Energy Efficiency Rating: C



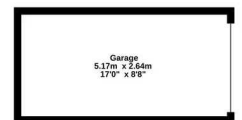
Ground Floor
34.8 sq.m. (374 sq.ft.) approx.



1st Floor
30.2 sq.m. (325 sq.ft.) approx.



Garage
13.7 sq.m. (147 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA : 78.7 sq.m. (847 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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 C2023

