



This end of terraced two bedroom house has a great sized garden, parking and is within walking distance to the local supermarket. The interior comprises large lounge/kitchen/diner, WC, two double bedrooms and family bathroom. This is the perfect property for first time buyers or those looking to invest.

51 Shelduck Way | Dawlish | EX7 0HX





PROPERTY TYPE

End Terraced House
Freehold



SIZE

555 sq ft



LOCATION

Town



AGE

New Build



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82 B



COUNCIL TAX BAND

B



in a nutshell...

- Two Double Bedrooms
- Well Presented Throughout
- Large Lounge/Kitchen/Diner
- Parking
- Garden
- Close to Local Amenities
- Ideal For First Time Buyers Or Investors





the details...

A modern end of terrace property with two double bedrooms, an enclosed rear garden and parking, on a recent development in the popular seaside town of Dawlish.

Inside, it is beautifully presented with fresh and light decor throughout giving a modern feel and it is warm and welcoming with gas central heating and double glazing.

The accommodation comprises, on the ground floor, an entrance hallway with a staircase to the first floor, a modern open-plan living space with a fitted kitchen that has plenty of marble-effect worktop space and grey fitted units providing ample storage, a built-in fan-oven, a gas hob and stainless-steel filter hood above, an integrated fridge/freezer and washer/dryer, a condensing combi-boiler hidden within a wall cabinet, and a breakfast bar perfect for meal times, a living area with loads of light from French doors to the rear garden, and a convenient ground floor cloakroom.

Upstairs, there are two light and airy bedrooms, both doubles, and a family bathroom with a modern white three-piece suite.

Outside, the rear garden is beautifully landscaped with minimal maintenance including terraces of paving and an artificial lawn, great for a barbecue, and fully enclosed it is safe for both children and pets. There is a timber shed for storage, splashproof plug sockets and a gate at the side providing alternative access.

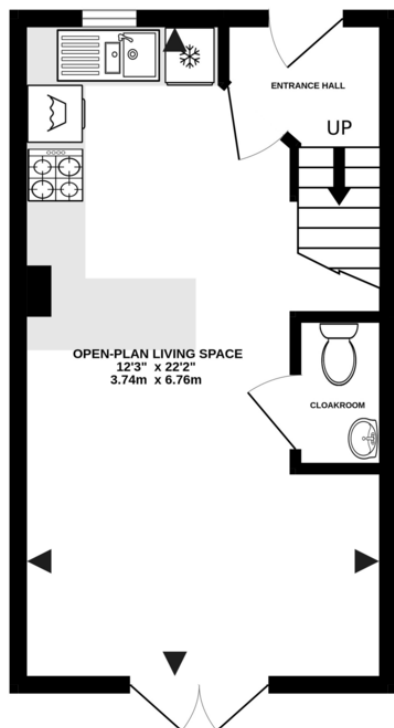
At the front there is an outside tap for convenience and one allocated parking space with more on-road nearby.

Tenure – Freehold
Council Tax Band - B

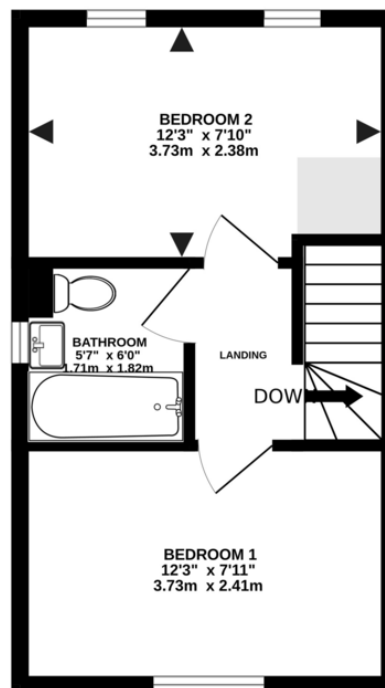


the floorplan...

GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) 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



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities. It also benefits from easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

Shopping

Dawlish town centre: 1.6 miles

Supermarket: Sainsburys 0.3 miles

Relaxing

Beach: Dawlish Beach 1.7 miles

Dawlish Play Park: 2.2 miles

Warren Golf Club: 2.1 miles

Travel

Bus stop: Exeter Road 0.2 miles

Train station: Dawlish 1.9 miles

Main travel link: A380 7 miles

Airport: Exeter 13.3 miles

Schools

Gatehouse Primary Academy: 2 miles

West Cliff Primary Academy: 2.6 miles

Orchard Manor School: 2.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0HX**





Need a more complete picture? Get in touch with your local branch...

Tel [01626 870 870](tel:01626870870)
Email teignmouth@completeproperty.co.uk
Web completeproperty.co.uk

Complete
13 Wellington Street
Teignmouth
Devon
TQ14 8HW

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.