



- MODERN TOWN HOUSE IN GOOD DECORATIVE ORDER THROUGHOUT
- RECEPTION HALL, CLOAKROOM
- MODERN FITTED KITCHEN
- LOUNGE DINER WITH DOUBLE DOORS ACCESSING THE GARDEN
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- ENCLOSED GARDEN, PARKING
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT

Buttercup Walk, Dawlish, EX7 0FL

OIEO £265,000

A fantastic opportunity to purchase this modern three bedroom town house. Offered in good decorative order with accommodation over three floors briefly comprising; Reception hall, cloakroom, modern fitted kitchen, living room diner, three double bedrooms (master en-suite), family bathroom, uPVC double glazing, gas central heating. Enclosed garden and two allocated parking spaces.



Property Description

An ideal first time buy or investment. An early viewing comes highly recommended.

Obscure uPVC glazed composite front door leads into...

RECEPTION HALL

With doors to principal room and stairs rising to first floor. door to storage cupboard with wall mounted gas boiler supplying domestic hot water and gas central heating, wall mounted consumer unit, power points, shelving, radiator, power points. Door to...

CLOAKROOM

White suite comprising close coupled WC, corner pedestal wash hand basin with tiled splash backs, vanity mirror, radiator.

KITCHEN

With uPVC double glazed window to front, matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four burner gas hob with extractor fan above, tiled splash backs, power points, space and plumbing for washing machine and fridge freezer. Door through to...

LIVING ROOM DINER

With uPVC double doors giving access to rear garden with matching side windows, two radiators, power points including media plate, wall mounted thermostat control.

FIRST FLOOR LANDING

Power points.

BEDROOM ONE

Two uPVC double glazed windows to rear, radiator, power points, high level storage cupboard. Door to...



EN-SUITE SHOWER ROOM

With white suite comprising close coupled WC, pedestal wash hand basin, shower enclosure with tiled splash backs and glazed sliding doors, wall mounted electric shower, chrome ladder heated towel rail.

FAMILY BATHROOM

White suite comprising close coupled WC, pedestal wash hand basin, panelled bath, tiled splash backs.

BEDROOM TWO

Two uPVC double glazed windows to front enjoying a pleasant open outlook, radiator, power points.



SECOND FLOOR

BEDROOM THREE

Dual aspect with Velux windows to front and rear aspect, radiator, power points, under eaves storage to both sides.

OUTSIDE

The rear garden is predominantly laid to astro turf with two areas of paved patio, perfect for relaxing or entertaining. Pathway gives access to timber gate which in turn leads to two **ALLOCATED PARKING SPACES**. Useful slimline timber storage shed, perfect for bicycles.

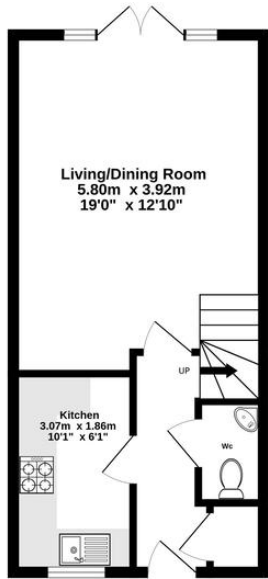


MATERIAL INFORMATION - Subject to legal verification

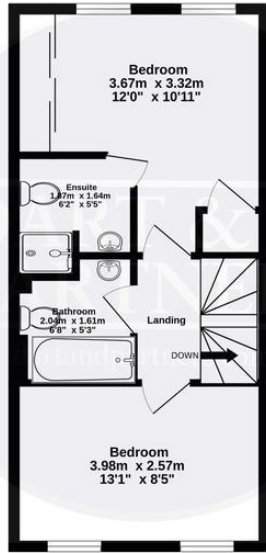
Freehold
Council Tax Band B

Please note: There is an annual management charge of £533.20 as there is with the majority of new build sites. The current management company is the Greenbelt Group.

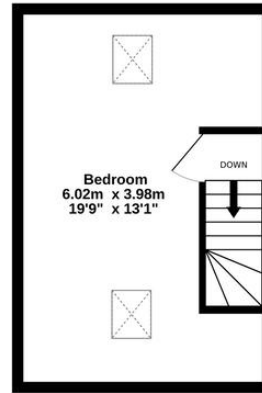
Ground Floor
34.0 sq.m. (366 sq.ft.) approx.



1st Floor
33.7 sq.m. (363 sq.ft.) approx.

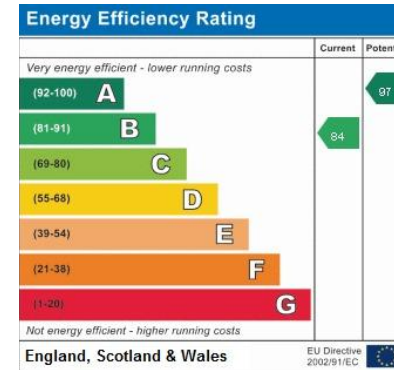


2nd Floor
23.9 sq.m. (258 sq.ft.) approx.



TOTAL FLOOR AREA : 91.6 sq.m. (986 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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9 Queen Street, Dawlish, Devon,
EX7 9HB

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

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