DART & PARTNERS
Established 1971

- EXTENDED PROPERTY SITUATED IN POPULAR STONELANDS AREA OF DAWLISH
- NO ONWARD CHAIN
- RECEPTION HALL, SITTING ROOM
- SPACIOUS KITCHEN DINER WITH DOUBLE DOORS LEADING TO PATIO
- FOUR BEDROOMS, FAMILY BATHROOM
- GARAGE AND PARKING
- FRONT AND REAR GARDENS WITH LAWN AND PATIO
- GAS CENTRAL HEATING AND DOUBLE GLAZING

Stonelands Bridge, Dawlish, EX7 9BL

OIEO £255,000

Offered with NO ONWARD CHAIN is this extended four bedroom home, positioned in the popular Stonelands area of Dawlish with accommodation briefly comprising; reception hall, sitting room, kitchen diner, four bedrooms, family bathroom, garden, garage, allocated parking. Gas central heating and double glazing. An early viewing comes highly recommended.

Property Description

Multi-paned timber front door into...

RECEPTION HALL
Doors to principal rooms. Stairs rising to first floor. Radiator, coat hanging hook. Door through to...

SITTING ROOM
With timber framed double glazed window to front, radiator, power points. Door through to...

KITCHEN/DINER
Spacious kitchen diner, dual aspect with timber framed double glazed windows to rear and uPVC double doors opening to small patio area. Modern fitted kitchen with a range of matching shaker style wall and base units with timber effect roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four burner gas hob with stainless steel extractor canopy above, power points, tiled splash backs, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, power points.

FIRST FLOOR LANDING
Loft access hatch, power points, timber framed double glazed window to side aspect.

BEDROOM ONE
Timber framed double glazed window to front, power points, radiator, telephone socket.

FAMILY BATHROOM
Timber framed obscure double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower over, tiled splash backs, glazed shower screen, radiator, mirrored vanity unit, shaver socket.

BEDROOM TWO
Dual aspect with timber framed double glazed windows to front and side aspect, radiator, power points, telephone socket.

BEDROOM THREE
Timber framed double glazed window to side, radiator, power points, telephone socket.

BEDROOM FOUR
Timber framed double glazed window to rear, radiator, power points, telephone socket, television aerial connection point.

OUTSIDE
To the side is a small paved patio area, perfect for a small bistro table and chairs. Outside water tap. Side door giving access to GARAGE. To the front the garden is predominantly laid to lawn with a small area of patio and pathway giving access to the front door. PARKING SPACE ahead of the INTEGRAL GARAGE with metal up and over door, power and light.

MATERIAL INFORMATION - Subject to legal verification
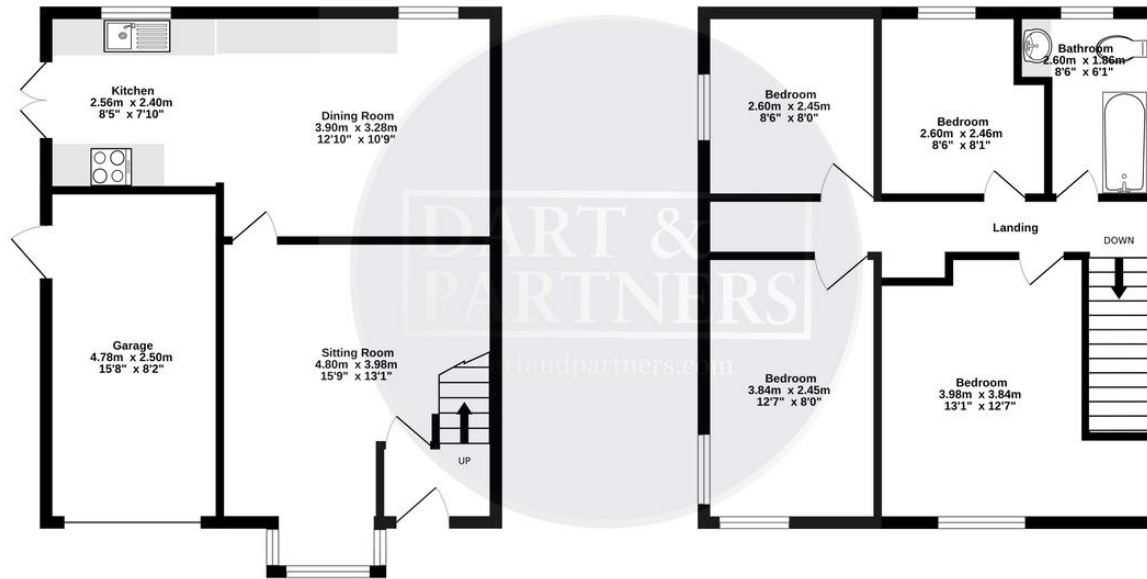
Freehold
Council Tax Band C

Ground Floor
48.7 sq.m. (524 sq.ft.) approx.

1st Floor
47.6 sq.m. (512 sq.ft.) approx.

Kitchen
2.56m x 2.40m
8'5" x 7'10"

Dining Room
3.90m x 3.28m
12'10" x 10'9"

Garage
4.78m x 2.50m
15'8" x 8'2"

Sitting Room
4.80m x 3.98m
15'9" x 13'1"

UP

Bedroom
2.60m x 2.45m
8'6" x 8'0"

Bedroom
2.60m x 2.46m
8'6" x 8'1"

Bathroom
2.60m x 1.86m
8'6" x 6'1"

Landing

DOWN

Bedroom
3.84m x 2.45m
12'7" x 8'0"

Bedroom
3.98m x 3.84m
13'1" x 12'7"

N
E
S
W

TOTAL FLOOR AREA : 96.3 sq.m. (1036 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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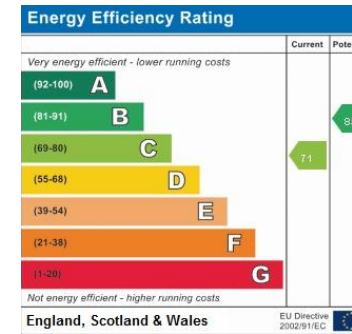
DART & PARTNERS
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **A**		
(81-91) **B**		85
(69-80) **C**		
(55-68) **D**	71	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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