



- SPACIOUS MAISONETTE IN TOWN CENTRE LOCATION
- SPACIOUS ACCOMMODATION OF TWO FLOORS
- HIGH CEILINGS, SOME PERIOD FEATURES
- SITTING ROOM
- KITCHEN BREAKFAST ROOM
- BATHROOM, UTILITY AREA, CLOAKROOM
- THREE BEDROOMS
- OWN PRIVATE ENTRANCE

Park Road, Dawlish, EX7 9LJ

Guide Price £170,000

Dart & Partners are delighted to bring to the market this deceptively spacious upper floor maisonette with accommodation briefly comprising; living room, kitchen breakfast room, cloakroom, bathroom with utility area, three bedrooms. The property enjoys ground floor access through its own private entrance.



Property Description

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uPVC double glazed door into...

RECEPTION PORCH

With multi-paned timber door opening into...

RECEPTION HALL

With high ceilings and plenty of space for storage. Coat hanging hooks, radiator. Stairs rising to first floor. louvre door opening to useful storage cupboard with timber slatted shelving. Door to...

CLOAKROOM

Obscure glazed window to side, whit suite comprising close coupled WC, pedestal wash hand basin, chrome ladder electric towel rail, loft access hatch.

BATHROOM

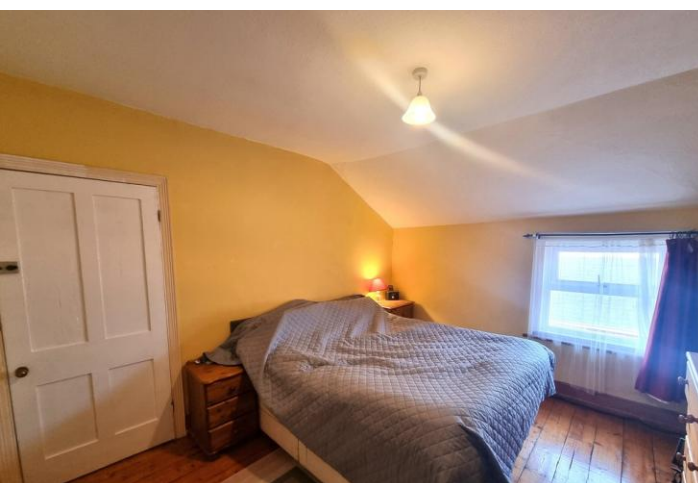
Dual aspect with obscure uPVC double glazed window to rear and side aspect, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath, glazed shower enclosure.

UTILITY AREA

Space and plumbing for washing machine and tumble dryer, heated towel rail, radiator, tiled splash back, extractor fan.

KITCHEN/BREAKFAST ROOM

With uPVC double glazed window to rear, range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four burner gas hob, extractor above, tiled splash backs, wall mounted gas boiler supplying domestic hot water and gas central heating, fireplace with slate hearth and timber mantle, radiator, power points.





SITTING ROOM

With three uPVC double glazed windows to front aspect, feature fireplace with tiled hearth and timber mantle, two radiators, power points, television aerial connection point, useful corner cupboard housing meters. Stairs rising to second floor.

SECOND FLOOR

uPVC double glazed window to rear on the half landing.

SECOND FLOOR LANDING

Power point. Loft access hatch. Door to useful storage cupboard with shelving and coat hanging rail.

BEDROOM ONE

uPVC double glazed window to rear, radiator, power points.

BEDROOM THREE

uPVC double glazed window to front, radiator, power points.

BEDROOM TWO

uPVC double glazed window to front, radiator, power points. Built in wardrobe with coat hanging rail.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease: 999 years from 1986

Annual Ground Rent: 0

Ground Rent Review: N/A

Annual Service Charge: 0

Service Charge Review: N/A

Council Tax Band B

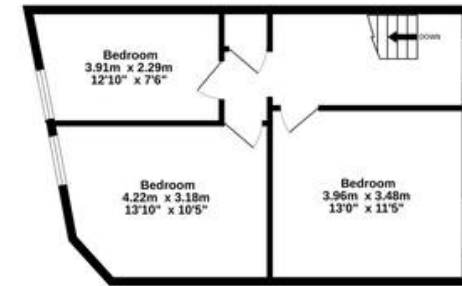
Ground Floor
13.2 sq.m. (142 sq.ft.) approx.



1st Floor
60.9 sq.m. (656 sq.ft.) approx.

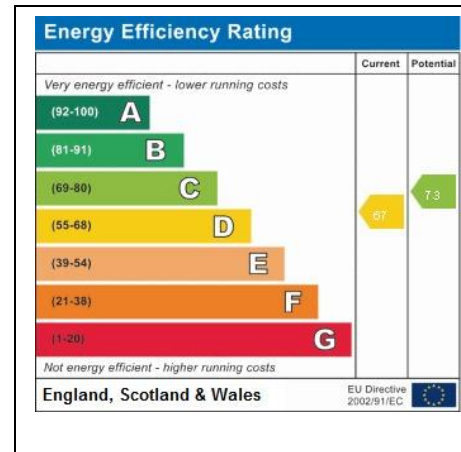


2nd Floor
45.1 sq.m. (485 sq.ft.) approx.



TOTAL FLOOR AREA : 119.1 sq.m. (1282 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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