



- BEAUTIFULLY PRESENTED PROPERTY
- IN POPULAR LOCATION ON THE OUTSKIRTS OF TOWN
- RECEPTION HALL
- STUNNING FITTED KITCHEN
- LIVING ROOM DINER
- CONSERVATORY/SUN ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- PARKING, GARAGE IN BLOCK
- FRONT AND REAR GARDENS

Williams Close, Dawlish, EX7 9SP

Guide Price £250,000

Dart & Partners are delighted to present this beautifully presented three bedroom contemporary home situated in a popular location on the outskirts of Dawlish town. Offering spacious accommodation briefly comprising; reception hall, stunning fitted kitchen, living room diner, conservatory/sun room, three bedrooms, family bathroom, uPVC double glazing, gas central heating, gardens, allocated parking, garage in block.

An internal viewing comes highly recommended.



Property Description

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Obscure glazed uPVC front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Wall mounted electric consumer unit. Coat hanging hooks, power points, radiator, telephone socket. Squared arch through to...

KITCHEN

With uPVC double glazed window to front, modern range of Crown high gloss wall and base units, roll top work surface, inset one and a half bowl composite sink drainer with flexible tap, integrated fridge freezer, integrated microwave and electric oven, four ring induction hob with stainless steel and glass extractor canopy above, space and plumbing for washing machine, ceiling spotlights.

LIVING ROOM DINER

Useful under stairs storage cupboard, radiator, power points, television aerial connection point, electric feature fire inset into media wall with illuminated alcoves to either side creating a pleasing feature, space for dining table and chairs. Squared arch through to...

CONSERVATORY / SUNROOM

With LED lighting, radiator, water tap, uPVC double doors open onto rear garden.





FIRST FLOOR LANDING

Attractive oak hand rail and balustrading. loft access hatch, power point. Door to airing cupboard with wall mounted gas boiler supplying domestic hot water and gas central heating.

BEDROOM ONE

uPVC double glazed window to rear, high quality fitted wardrobes and dressing table, power points, radiator, illuminated Halo ceiling.

BEDROOM THREE

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

BEDROOM TWO

uPVC double glazed window to front, radiator, power points, television aerial connection point.



FAMILY BATHROOM

Obscure glazed uPVC window to front, white suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, L-shaped panelled bath with mains fed shower including rain-water head, glazed shower screen, ceiling spotlights, chrome ladder heated towel rail.

OUTSIDE

To the front the garden is predominantly laid to lawn with a paved pathway giving access to the front door. To the rear the fully enclosed garden enjoys a southerly aspect and is laid to lawn with a generously sized decked area providing a great entertaining space. Steps give access to a timber pedestrian gate. **ALLOCATED PARKING SPACE.**



SINGLE GARAGE

Situated in a block. With metal up and over door.

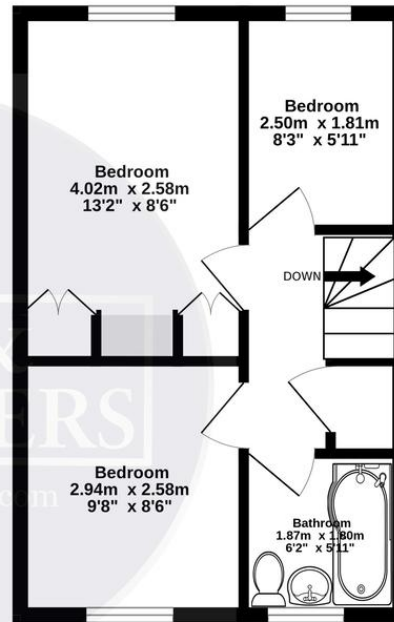
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B

Ground Floor
37.9 sq.m. (408 sq.ft.) approx.



1st Floor
30.5 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA : 68.5 sq.m. (737 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



9 Queen Street, Dawlish, Devon,
EX7 9HB

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

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