



- END TERRACED HOUSE IN TUCKED AWAY LOCATION
- WITHIN EASY REACH OF THE TOWN CENTRE
- ENTRANCE HALL, LIVING ROOM,
- MODERN KITCHEN DINER
- TWO BEDROOMS, BATHROOM
- DOUBLE GLAZING, CENTRAL HEATING
- PARKING, GARAGE
- ATTRACTIVE TERRACED GARDEN

Howard Close, Dawlish, EX7 9DG

Guide Price £260,000

A two bedroom end of terrace town house in a tucked away location within easy reach of Dawlish town centre. Offering spacious accommodation briefly comprising; Entrance hall, living room, modern kitchen diner, two bedrooms, bathroom, double glazing and gas central heating, parking, large integral garage, attractive terraced garden.



Property Description

A lovely two bedroom end of terrace town house in a tucked away location within easy reach of Dawlish town centre. Offering spacious accommodation briefly comprising; Entrance hall, living room, modern kitchen diner, two bedrooms, bathroom, double glazing and gas central heating, large integral garage, attractive terraced garden.

Obscure glazed uPVC front door into...

RECEPTION HALL

With stairs rising to first floor. Coat hanging hooks.

FIRST FLOOR

With double glazed window to side aspect, uPVC double glazed sliding patio door opening onto juliet balcony, radiator, power points, television aerial connection point, useful under stairs storage cupboard.

KITCHEN/DINER

With double glazed window and rear door. Matching range of newly installed high gloss light grey eye level wall units and base units with squared edge work surface over, inset stainless steel sink drainer, integrated electric oven and four ring induction hob with extractor fan above, integrated slimline dishwasher, generous breakfast bar with space for dining stools beneath, storage cupboards, radiator, power points, space for fridge freezer. Wall mounted gas boiler supplying domestic hot water and gas central heating.

Stairs rising to second floor.

SECOND FLOOR LANDING

Radiator. Loft access hatch. Door through to,,,

BEDROOM ONE

With uPVC double glazed window to front enjoying a pleasant open outlook over the rolling far reaching countryside, radiator, power points.





BEDROOM TWO

Timber framed double glazed window to rear overlooking the garden, radiator, power points.

FAMILY BATHROOM

Obscure double glazed window to side aspect, modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, panelled bath with wall mounted electric shower, glazed shower screen, vanity mirror and light, extractor fan, tiled splash backs, chrome ladder heated towel rail.

INTEGRAL GARAGE

With metal up and over door, power and light. Wall mounted gas meter, power points, space and plumbing for washing machine, wall mounted consumer unit and electric meter.

WC

White low level WC, wall mounted wash hand basin.

Door giving access to useful under stairs storage cupboard.

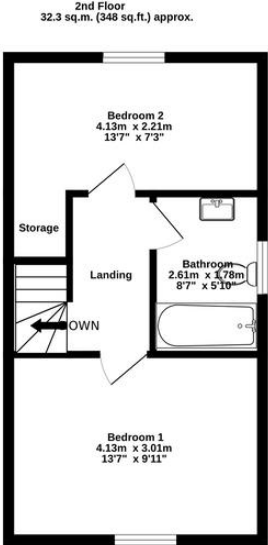
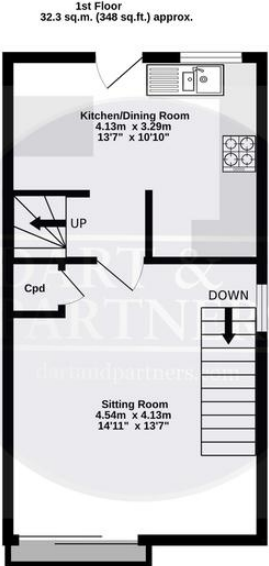
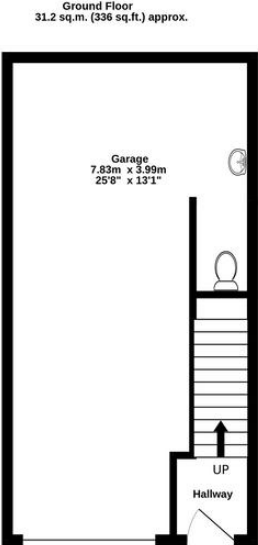
OUTSIDE

To the front of the property is **OFF ROAD PARKING** for two vehicles. Steps and wrought iron gate give access to the rear garden. To the rear is a terraced rear garden with outside water tap, two paved seating areas, perfect for entertaining or alfresco dining. Useful sun shade. The garden is well stocked with a variety of mature plants and shrubs and includes three small feature ponds. Some lovely far reaching views to be enjoyed from the top level.



MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C



TOTAL FLOOR AREA : 95.9 sq.m. (1032 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		87
(69-80)	C		
(55-68)	D	86	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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