



- NEWLY BUILT DETACHED BUNGALOW
- TWO BEDROOMS
- DRIVEWAY PARKING
- GENEROUS GARDEN
- VIDEO CAMERA DOORBELL ENTRY SYSTEM
- EV CHARGER, SOLAR PANEL WITH 5KW BATTERY
- LOCKABLE BI-FOLD GATES
- ENERGY PERFORMANCE RATING A (101 SCORE)
- VIEWING HIGHLY RECOMMENDED

Barton Lane, Dawlish, EX7 9QU

Guide Price £375,000

Dart & Partners are delighted to bring to the market this high specification newly built detached bungalow, situated in a quiet and level location close to the town centre and offering a fantastic energy performance rating of A and benefitting from a Build Zone 10 year warranty. The property further benefits from solar panels on the east and west elevations with a 5KW battery storage facility and EV charger. Under floor heating with five separate zones and engineered oak flooring throughout the principal areas. An early viewing comes highly recommended to appreciate this high specification bespoke property,



Property Description

Obscure glazed composite front door leads into...

OPEN PLAN KITCHEN/LIVING ROOM/DINER

With uPVC double glazed window and patio doors to rear, vaulted ceiling with Velux window to rear aspect, two Velux windows to side. A comprehensive range of wall and base units, Shaker style, with marble effect roll top work surface over, inset one and a half bowl composite sink drainer, integrated electric oven and microwave, integrated dishwasher and washing machine, four ring electric hob with extractor above, integrated fridge freezer, pull out larder unit, integrated wine chiller, tiled splash backs, power points, USB point, useful storage cupboard housing consumer unit, PV inverter, high level cupboard housing 5KW battery for PV panels, solid oak engineered flooring. LIVING ROOM/DINER AREA: With power points, television aerial connection point, telephone socket, wall mounted video entry interface.

INNER HALLWAY

Power points. Thermostat. Velux window to side.

BEDROOM ONE

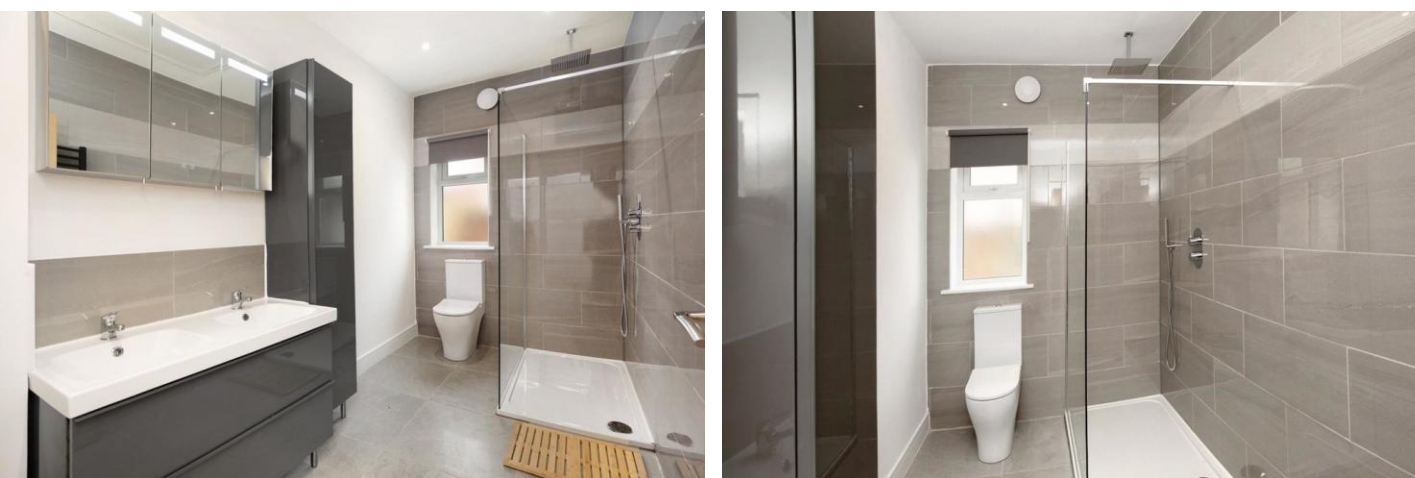
uPVC double glazed windows to side, power points, television aerial connection point.

BEDROOM TWO

uPVC double glazed windows to side, power points with USB, television aerial connection point, room thermostat.

SHOWER ROOM

A generous shower room with obscure uPVC double glazed window to side, modern suite comprising close coupled WC, twin wash hand basin set into vanity unit





with storage drawers beneath, large upright storage unit, illuminated mirrored vanity unit with Bluetooth, large walk-in shower enclosure with glazed screen, rainwater head and hand-held shower attachment, anthracite heated towel rail, tiled splash backs, ceiling spotlights, loft access hatch.

OUTSIDE

To the front there are timber bi-fold gates opening onto a generous block pavior DRIVEWAY. Outside water tap and outside power points. To the rear the garden is predominantly laid to lawn and is fully enclosed with a sandstone patio, perfect for relaxing or entertaining. Timber outhouse/summerhouse, ideal for additional storage or for use as a garden room or office, three silver birch trees planted along the rear boundary.



MATERIAL INFORMATION - Subject to legal verification

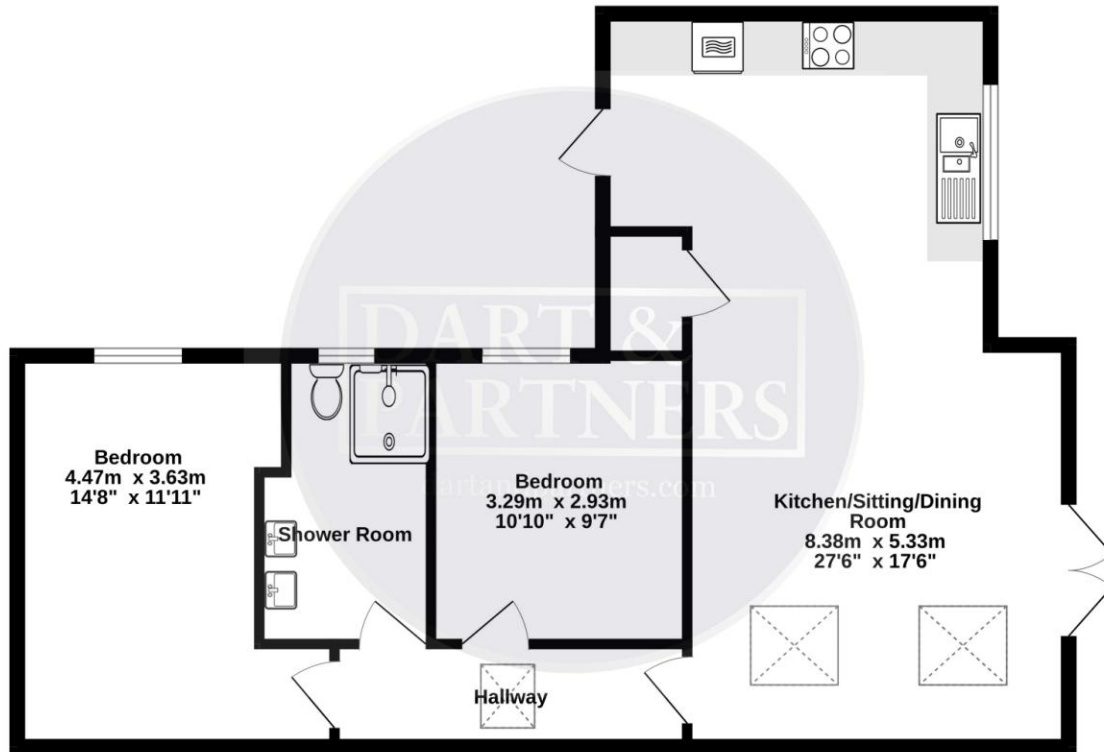
Freehold
Council Tax Band TBC
EPC Rating A (101)



SOLAR PHOTOVOLTAIC PANELS

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

Ground Floor
71.2 sq.m. (766 sq.ft.) approx.



TOTAL FLOOR AREA : 71.2 sq.m. (766 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

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