



- FIVE BEDROOM TOWN HOUSE ARRANGED OVER FOUR FLOORS
- FANTASTIC POTENTIAL TO CREATE SELF CONTAINED ANNEXE (SUBJECT TO CONSENTS)
- SPACIOUS FAMILY ACCOMMODATION
- IN NEED OF SOME MODERNISATION
- TOWN CENTRE LOCATION
- FIVE BEDROOMS
- LOUNGE WITH BAY WINDOW, KITCHEN BREAKFAST ROOM
- COURTYARD GARDEN, AMPLE STORAGE
- VIEWINGS HIGHLY RECOMMENDED

Plantation Terrace, Dawlish, EX7 9DR

Guide Price £325,000

A fantastic opportunity to acquire this five bedroom town house arranged over four floors. Offering fantastic potential to create a self contained annexe to the lower floor, subject to the relevant consents. The property does require some modernisation throughout to complete the project but offers spacious family accommodation in a town centre location. Internal viewings come highly recommended to appreciate the accommodation on offer.



Property Description

Obscure glazed timber front door into...

ENTRANCE PORCH

With coat hanging hooks and cupboard housing electric meter. Glazed timber door opening into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, telephone socket, uPVC double glazed window to rear and stairs descending to lower ground floor. Door through to...

LOUNGE

With uPVC double glazed bay window to front, radiator, power points, brick fireplace.

KITCHEN/BREAKFAST ROOM

With uPVC double glazed window to rear, range of wall and base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker, fridge freezer and dishwasher, tiled splash backs, power points, radiator.

LOWER GROUND FLOOR

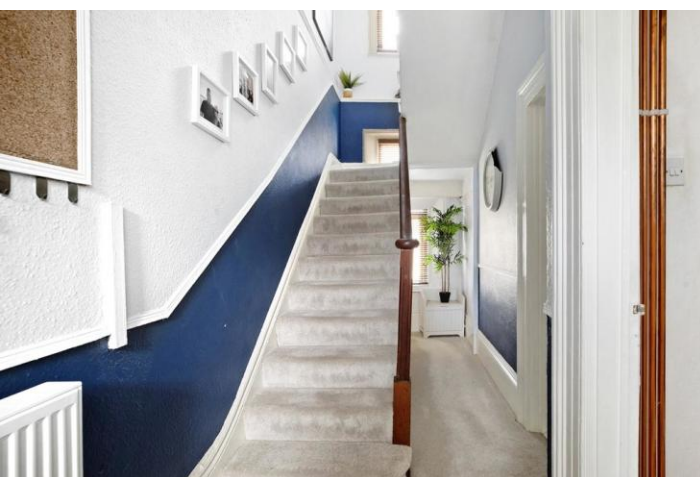
Glazed uPVC door giving access to the rear. (Currently unused). Useful under stairs storage cupboard. Cloaks cupboard with WC.

UTILITY ROOM

With obscure glazed uPVC window to front, wall mounted gas boiler supplying domestic hot water and gas central heating (newly installed), inset stainless sink drainer with two base units below, space and plumbing for washing machine, radiator, power points.

GENEROUS STORE ROOM

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





FURTHER STORE ROOM/RECEPTION ROOM
With uPVC double glazed window to rear, radiator, power points.

FIRST FLOOR
uPVC double glazed window to rear on the half landing, radiator, power points.

BATHROOM
With obscure uPVC double glazed window to front, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath, wall mounted electric shower, tiled splash backs, two useful storage cupboards.



BEDROOM
With uPVC double glazed window to rear, radiator, inset wash hand basin into vanity unit, power points.

BEDROOM
With two uPVC double glazed windows to front, inset wash hand basin into vanity unit, radiator, power points, useful storage cupboards.

SECOND FLOOR

LANDING
With airing cupboard.

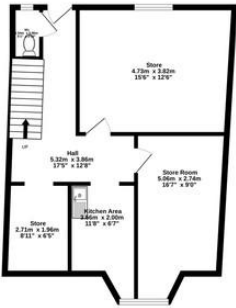
BEDROOM
With uPVC double glazed window to front, radiator, power points.

BEDROOM
With uPVC double glazed window to front, built in cupboard, wash hand basin set into vanity unit, radiator, power points.

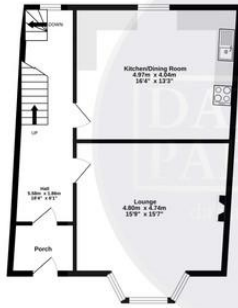
BEDROOM
With uPVC double glazed window to rear, built in cupboard, radiator, power points, inset wash hand basin set into vanity unit.



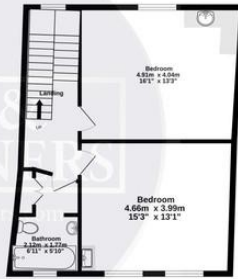
Lower Ground Floor
54.2 sq.m. (583 sq.ft.) approx.



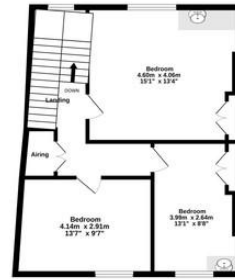
Ground Floor
53.2 sq.m. (573 sq.ft.) approx.



1st Floor
52.1 sq.m. (561 sq.ft.) approx.



2nd Floor
52.0 sq.m. (559 sq.ft.) approx.



TOTAL FLOOR AREA : 211.4 sq.m. (2276 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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OUTSIDE

To the rear there is a small courtyard garden with under house storage. From the rear courtyard a shared pathway with the neighbouring properties provides a level walk into Brunswick Place in the town centre.

AGENTS NOTE: The neighbouring properties do have a right of access over the rear courtyard garden.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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