



- END TERRACE TOWN HOUSE BUILT IN 2023
- WELL MAINTAINED FAMILY ACCOMMODATION
- ENTRANCE PORCH, CLOAKROOM, LIVING ROOM
- KITCHEN DINER WITH DIRECT ACCESS TO REAR GARDEN
- THREE DOUBLE BEDROOMS, COUNTRYSIDE VIEWS
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN, DRIVEWAY PARKING
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Shelduck Way, Dawlish, EX7 0HX

Guide Price £290,000

Dart & Partners are delighted to bring to the market this three double bedroom end of terrace town house. Built in 2023 and offering very well maintained family accommodation arranged over three floors, briefly comprising; entrance porch, cloakroom, living room, kitchen diner, three double bedrooms with master en-suite, family bathroom, uPVC double glazing and gas central heating, enclosed rear garden, driveway parking. An internal viewing comes highly recommended.



Property Description

Composite front door into...

ENTRANCE PORCH

Radiator, wall mounted consumer unit. Door through to...

LIVING ROOM

With uPVC double glazed window to front, radiator, power points, television aerial connection point. Door to useful under stairs storage cupboard.

CLOAKROOM

Modern white suite comprising close coupled WC, pedestal was hand basin, tiled splash back, radiator, extractor fan.

KITCHEN/DINER

With a modern matching range of wall and base units with roll top work surface over, matching up-stand, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four ring electric hob with stainless steel extractor canopy above, integrated fridge and freezer, space and plumbing for washing machine, tiled splash backs, uPVC double glazed window to rear, uPVC double glazed double doors opening to rear garden. Radiator, power points, wall mounted gas boiler housed in matching cupboard.

FIRST FLOOR LANDING

With power points and radiator.

BEDROOM TWO

Two uPVC double glazed windows to front, radiator, power points.

BEDROOM THREE

uPVC double glazed windows to rear enjoying a pleasant open outlook over some rolling countryside in the distance, radiator, power points.





SECOND FLOOR LANDING

Door to useful storage cupboard. Power points.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points, television aerial connection point. Loft access hatch. Door through to...

LARGE EN-SUITE SHOWER ROOM

With large double glazed skylight enjoying some wonderful far reaching countryside views. Modern white suite comprising close coupled WC, pedestal wash hand basin, glazed shower enclosure with mains fed shower, tiled splash backs, radiator, extractor fan.



OUTSIDE

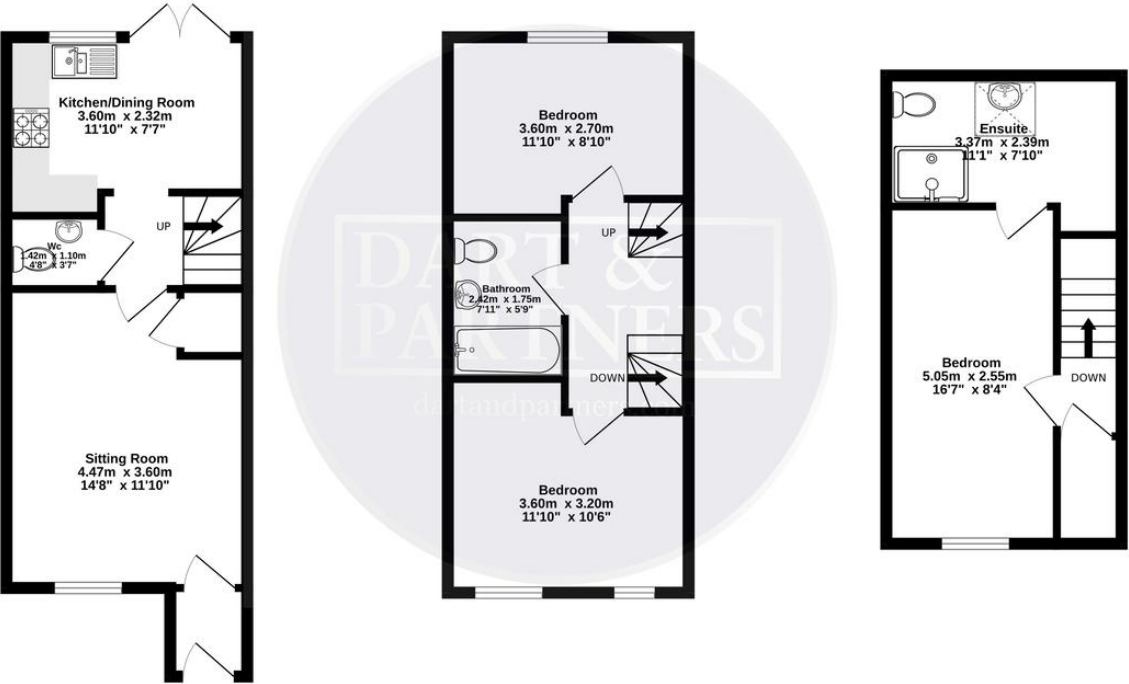
To the front there is DRIVEWAY PARKING for two vehicles. Timber side gate and pathway giving access to the rear garden which is fully enclosed with shiplap fencing and predominantly laid to lawn with a paved patio and pathway. Useful composite storage shed.



MATERIAL INFORMATION - Subject to legal verification

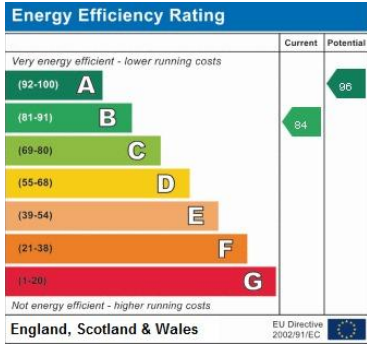
Freehold
Council Tax Band C

Ground Floor 31.2 sq.m. (336 sq.ft.) approx. 1st Floor 29.9 sq.m. (322 sq.ft.) approx. 2nd Floor 24.7 sq.m. (265 sq.ft.) approx.



TOTAL FLOOR AREA : 85.8 sq.m. (923 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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