



- TERRACED PROPERTY SITUATED CLOSE TO THE TOWN CENTRE
- SOME PERIOD FEATURES, NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- VESTIBULE, ENTRANCE HALL, GROUND FLOOR CLOAKROOM
- SITTING ROOM, DINING ROOM
- KITCHEN, UTILITY AREA
- THREE/FOUR BEDROOMS, FAMILY BATHROOM
- GARDEN TO REAR

High Street, Dawlish, EX7 9HP

Guide Price £245,000

Offered with **NO ONWARD CHAIN** is this three/four bedroom terraced property offering some period features situated close to the town centre with accommodation briefly comprising; vestibule, reception hall, sitting room, dining room, kitchen, utility area, cloakroom, three/four bedrooms, family bathroom, rear garden, uPVC double glazing, gas central heating. A fantastic first time buy or investment property.

An internal viewing comes highly recommended.



## Property Description

Glazed uPVC front door into...

### VESTIBULE

With wall mounted consumer unit and electric meter. Glazed timber door opens into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Two radiators.

### SITTING ROOM

With uPVC double glazed bay window to front, original fireplace, two radiators, power points. squared arch through to...

### DINING ROOM

With uPVC double glazed window to rear, radiator, power points, telephone socket, recessed alcove shelving, serving hatch through to...

### KITCHEN

Matching range of wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, space for cooker with stainless steel splash back, wall mounted gas boiler supplying domestic hot water and gas central heating situated in a matching cupboard, space for fridge freezer, radiator, power points, space for dishwasher. Doorway through to...

### UTILITY AREA

With some base units with roll top work surface, radiator, coat hanging hooks.

Door through to...

### CLOAKROOM

With uPVC double glazed window to side, close coupled WC, wash hand basin set into roll top work surface, tiled splash backs, extractor fan.





### FIRST FLOOR LANDING

Useful storage cupboard. Power points. Door through to...

### LARGE FAMILY BATHROOM

With obscure uPVC double glazed window to side and matching door gives access out to rear garden. White suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment over.

### UTILITY AREA

With space and plumbing for washing machine and tumble dryer beneath roll top work surface, chrome ladder heated towel rail, radiator, extractor fan.

### BEDROOM ONE

uPVC double glazed bay window to front enjoying a pleasant sea view, radiator, power points.

### BEDROOM TWO

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

Stairs rising to second floor.



### SECOND FLOOR

The second floor enjoys spectacular sea views with large uPVC double glazed window to front, radiator, power points, built in drawer units.

A partition wall divides this space to create a further **OCCASIONAL BEDROOM/HOME PLAYROOM** with uPVC double glazed window to rear, built in cupboards into eaves, built in wardrobe.

### OUTSIDE

Outside, there is a small enclosed courtyard whilst the main garden is accessed via the first floor to the rear with steps leading to a raised garden which is predominantly laid to hardstanding bordered by trellis and some plants, enjoying a pleasant secluded area for relaxation or entertaining. Outside water tap.



Freehold  
Council Tax Band C

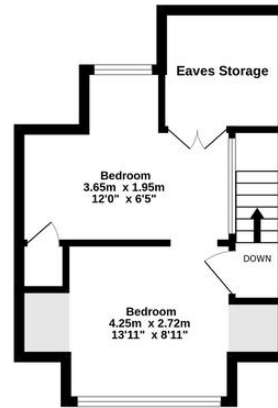
Ground Floor  
47.5 sq.m. (512 sq.ft.) approx.



1st Floor  
41.2 sq.m. (444 sq.ft.) approx.



2nd Floor  
25.5 sq.m. (274 sq.ft.) approx.



TOTAL FLOOR AREA : 114.2 sq.m. (1229 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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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