



- DECEPTIVELY SPACIOUS THREE STOREY PROPERTY SITUATED CLOSE TO TOWN AND BEACH
- OVERLOOKING DAWLISH BROOK AND LAWN
- ENTRANCE PORCH, RECEPTION HALL
- LARGE SITTING ROOM, MODERN KITCHEN DINER
- GROUND FLOOR BEDROOM/OFFICE, THREE FURTHER FIRST FLOOR BEDROOMS
- MODERN FITTED SHOWER ROOM, ADDITIONAL G/F CLOAKROOM
- INTEGRAL DOUBLE GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Brunswick Place, Dawlish, EX7 9PD

Guide Price £325,000

A fantastic opportunity to purchase this deceptively spacious three storey town house situated in a level location overlooking the Brook and Lawn with all local amenities and train station close by. Accommodation briefly comprising; entrance porch, reception hall, ground floor bedroom/office, modern fitted shower room, integral double garage, three further bedrooms, large sitting room, modern fitted kitchen diner, uPVC double glazing and gas central heating. An internal viewing comes highly recommended to appreciate the wonderful accommodation on offer.



Property Description

Obscure glazed composite front door leads into...

ENTRANCE PORCH

With glazed timber door opening into...

RECEPTION HALL

Door to...

BEDROOM/OFFICE

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

GROUND FLOOR SHOWER ROOM

With useful under stairs storage cupboard, modern white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, large tiled shower enclosure with mains fed shower, sliding glazed shower scree, large chrome ladder heated towel rail.

Door through to **INTEGRAL DOUBLE GARAGE**.

Stairs rising to first floor.

FIRST FLOOR LANDING

Radiator, power point. Door through to...

KITCHEN/DINER

With two uPVC double glazed windows to front enjoying a pleasant outlook over the Lawns and Brook. Radiator, power points, space for dining table and chairs. A comprehensive range of modern wall and base units with quartz work surface over, inset one and a half bowl composite sink drainer, matching upstand to work surface, space and plumbing for a gas range cooker with extractor canopy above, space and plumbing for American fridge freezer, integrated washing machine





and dishwasher, wall mounted gas boiler supplying domestic hot water and gas central heating. Door through to...

SITTING ROOM

With uPVC double glazed window and sliding doors to a GENEROUS BALCONY to the rear. Two radiators, power points, television aerial connection point.

SECOND FLOOR LANDING

Loft access hatch, power point. Door through to...

BEDROOM THREE

uPVC double glazed window to front enjoying a similar view to that on the kitchen diner. radiator, power points.

BEDROOM ONE

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

BEDROOM TWO

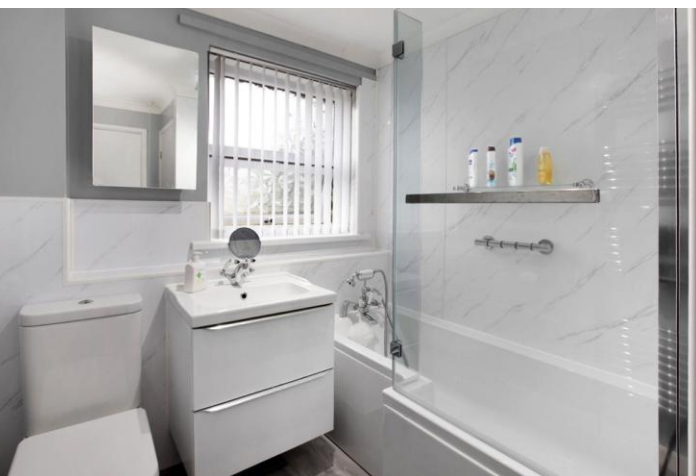
uPVC double glazed window to rear, radiator, power points.

BATHROOM

With obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, L-shaped shower bath with wall mounted electric shower, glazed shower screen, chrome ladder heated towel rail. door opening into airing cupboard with timber slatted shelving.

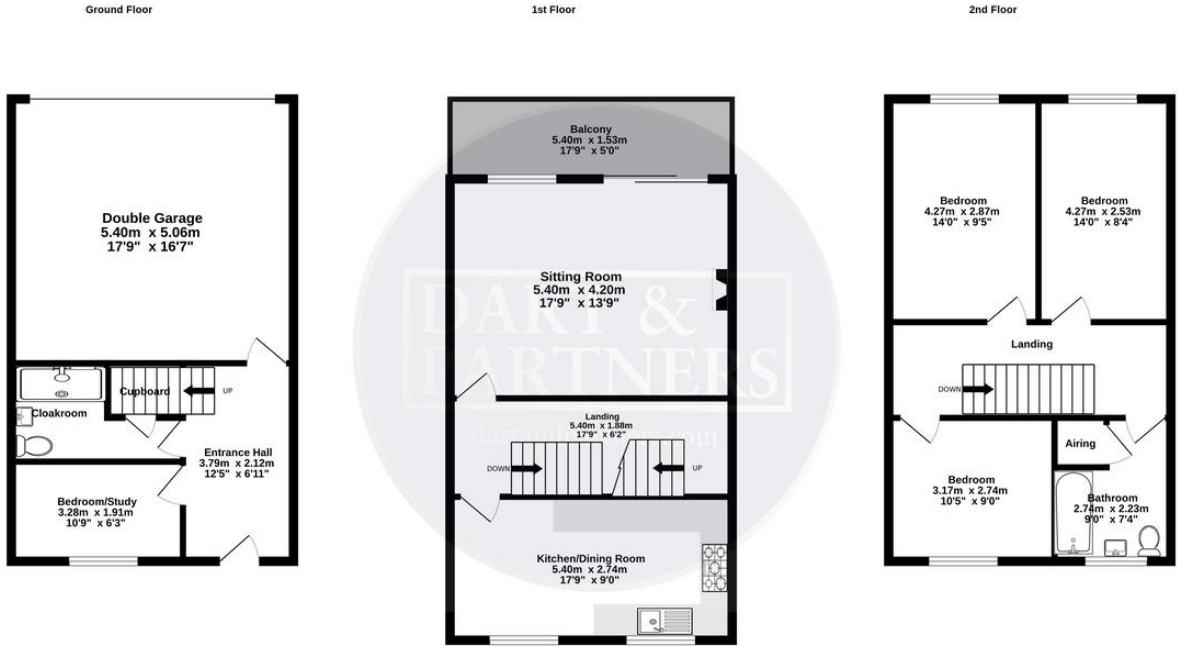
OUTSIDE

Accessed via the rear of the property is this generous **DOUBLE GARAGE** with electrically operated roller door. Wall mounted consumer unit, gas meter and electric meter. Water tap, power and light.

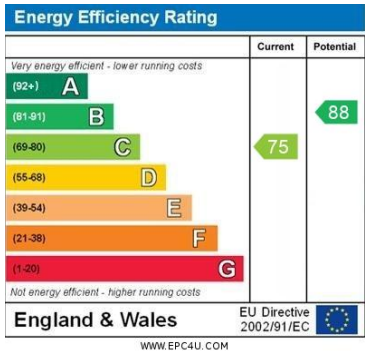


MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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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