



- NEWLY CONSTRUCTED DETACHED HOUSE
- SITUATED ON A POPULAR DEVELOPMENT ON THE OUTSKIRTS OF DAWLISH

- RECEPTION HALL, GROUND FLOOR CLOAKROOM
- LIVING ROOM, KITCHEN DINER AND UTILITY ROOM
- THREE BEDROOMS, ONE EN-SUITE, FAMILY BATHROOM
- ENCLOSED GARDEN
- PARKING AND GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Trumpeter Place, Dawlish, EX7 0RN

Guide Price £350,000

Dart & Partners are delighted to bring to the market this newly constructed three bedroom detached house situated on a popular development on the outskirts of Dawlish. With accommodation briefly comprising; reception hall, living room, kitchen diner, utility room, cloakroom, three bedrooms, master with en-suite, family bathroom, uPVC double glazing, gas central heating, enclosed garden, driveway parking and single garage. An early viewing comes highly recommended.





## Property Description

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Composite front door into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, wall mounted consumer unit, power points. Door through to...

### LIVING ROOM

Dual aspect with uPVC double glazed window to front and uPVC double glazed patio doors to rear. Two radiators, power points, television aerial connection point, panelled feature wall.

### KITCHEN/DINER

Triple aspect with uPVC double glazed windows to front, rear and side aspect, space for dining table and chairs, radiator, power points. The kitchen has a comprehensive range of matching wall and base units with marble effect roll top work surface, matching up-stand, inset one and a half bowl composite sink drainer, integrated electric oven, four ring electric hob with stainless steel extractor canopy above, integrated fridge freezer and dishwasher, radiator, power points. Door through to...

### UTILITY ROOM

With matching wall cupboard housing gas boiler supplying domestic hot water and gas central heating, space and plumbing for washing machine and tumble dryer, marble effect roll top work surface with matching up-stand, power points. An obscure glazed composite door gives access to the rear garden. Door through to...







#### **CLOAKROOM**

With modern white suite comprising close coupled WC, pedestal wash hand basin, radiator.

#### **FIRST FLOOR LANDING**

With obscure uPVC double glazed window to rear, radiator, power points. Generous storage cupboard. Loft access hatch. Door to...

#### **BEDROOM ONE**

Dual aspect with uPVC double glazed windows to front and rear aspect, built in wardrobes with mirrored sliding doors. Two radiators, power points. Door through to...

#### **EN-SUITE SHOWER ROOM**

With obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, pedestal wash hand basin, large fully tiled shower enclosure with glazed sliding door, mains fed shower, chrome ladder heated towel rail, extractor fan.

#### **FAMILY BATHROOM**

With obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, pedestal wash hand basin, panelled bath, tiled splash backs, chrome ladder heated towel rail, extractor fan.

#### **BEDROOM TWO**

Dual aspect with uPVC double glazed window to front and side. Radiator, power points.

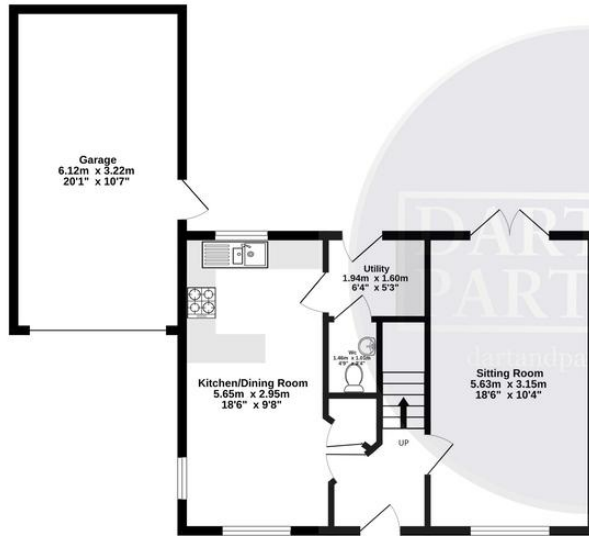
#### **BEDROOM THREE**

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

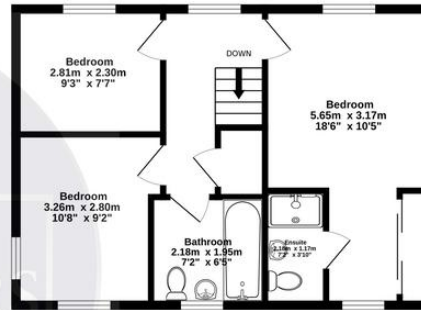
#### **OUTSIDE**

To the front there is DRIVEWAY PARKING ahead of the GARAGE. The rear garden is fully enclosed making it suitable for children and/or pets. A paved pathway gives access to a side door into the garage. Timber gate leading out to the

**Ground Floor**  
63.8 sq.m. (687 sq.ft.) approx.



**1st Floor**  
44.8 sq.m. (482 sq.ft.) approx.



**TOTAL FLOOR AREA : 108.6 sq.m. (1169 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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driveway.

**GARAGE**

With metal up and over door, power and light.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



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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