



## Beechwood Crescent, Dawlish Warren

Guide Price £190,000

DART &  
PARTNERS  
Established 1971





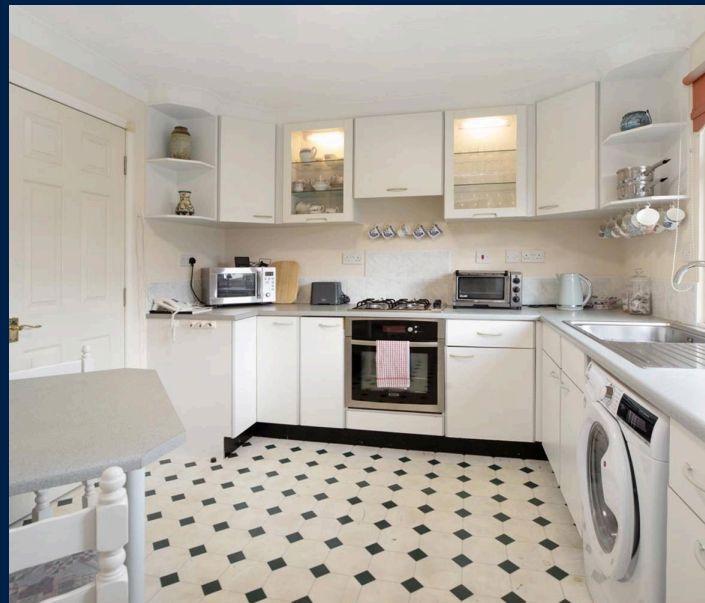
## Beechwood Crescent

Dawlish Warren, Dawlish

Council Tax band: A

Tenure: Non-Traditional Tenure

- RESIDENTIAL PARK HOME ON POPULAR SITE IN DAWLISH WARREN
- DESIGNED FOR THE OVER 50'S
- NO ONWARD CHAIN
- RECEPTION HALL
- LIVING ROOM DINER
- KITCHEN BREAKFAST ROOM
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM, ADDITIONAL SHOWER ROOM
- GARDENS, PARKING AND GARAGE





Situated in a desirable position within this popular residential site in Dawlish Warren designed for the over 50's is this NO ONWARD CHAIN two bedroom property with accommodation briefly comprising; reception hall, living room diner, kitchen breakfast room, two bedroom, master with en-suite shower room, shower room, uPVC double glazing and gas central heating, gardens, parking and garage. An early viewing comes highly recommended. Obscure glazed uPVC front door into...

#### RECEPTION HALL

With doors to principal rooms, uPVC double glazed window to side, radiator. Double doors opening to airing cupboard with timber slatted shelving and wall mounted gas boiler supplying domestic hot water and gas central heating.

#### LIVING ROOM DINER

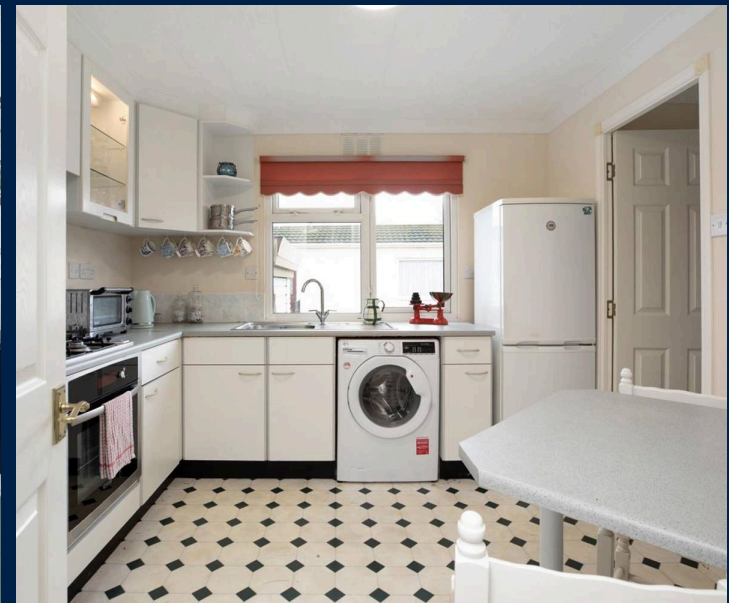
Dual aspect with uPVC double glazed windows to front and side and uPVC double glazed patio doors opening to garden. Feature fireplace, power points, two radiators, television aerial connection point.

#### KITCHEN BREAKFAST ROOM

With uPVC double glazed window to side, matching range of wall and base units, roll top work surface over, inset electric oven, four burner gas hob, extractor above, inset stainless steel sink drainer, space and plumbing for washing machine, space for upright fridge freezer, tiled splash backs, built in breakfast table, radiator, power points.

#### BEDROOM ONE

With uPVC double glazed window to side, three built in wardrobes with timber shelving, hanging rail and radiators, fitted chest of drawers and dressing table, radiator, power points.







#### EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to rear, modern white suite comprising low level WC, pedestal wash hand basin, glazed shower enclosure, mains fed shower, extractor fan, radiator.

#### BEDROOM TWO

With uPVC double glazed window to rear, high level uPVC double glazed window to side aspect, radiator, power points, built in wardrobe with timber shelf, hanging rail and radiator.

#### SHOWER ROOM

#### OUTSIDE

To the front of the property the garden area is arranged to loose chippings. DRIVEWAY PARKING ahead of the SINGLE GARAGE with metal up and over door. Wrought iron side gate giving access to the side and rear garden, predominantly laid to loose chippings bordered by an array of mature plants and shrubs. Paved patio seating area perfect for alfresco dining. Outside water tap and power point. a timber door gives access to the rear of the garage.

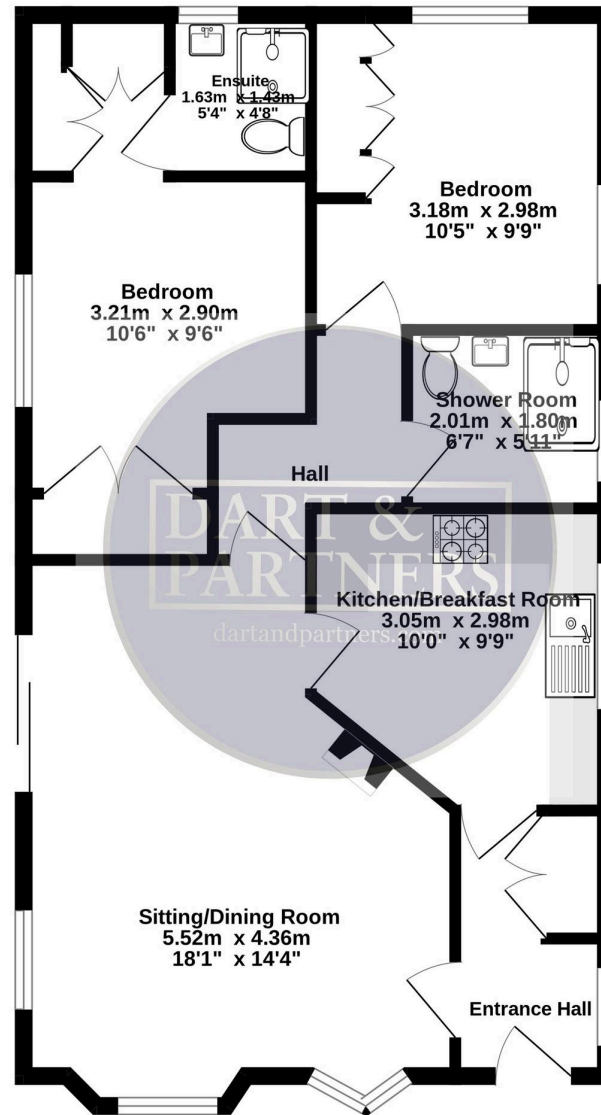








**Ground Floor**  
63.5 sq.m. (683 sq.ft.) approx.



**TOTAL FLOOR AREA : 63.5 sq.m. (683 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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