



9 Plantation Terrace, Dawlish

Guide Price £745,000





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Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- SUBSTANTIAL GRADE 2 LISTED SEMI DETACHED PROPERTY
- BURSTING WITH CHARACTER AND CHARM, ENJOYING A LARGE LEVEL PLOT
- SET WITHIN THE HEART OF DAWLISH CLOSE TO THE TOWN CENTRE, BEACHES AND AMENITIES
- ENTRANCE PORCH, RECEPTION HALL
- KITCHEN / BREAKFAST ROOM, DINING ROOM / STUDY
- CONSERVATORY
- THREE DOUBLE BEDROOMS, LARGE FAMILY BATHROOM
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS, CELLAR
- DRIVEWAY PARKING AND GARAGE



A wonderful opportunity to purchase this substantial grade 2 listed semi detached property bursting with character and charm and enjoying a large level plot within the heart of Dawlish close to the town centre, beaches, amenities, and rail way line. The property has been lovingly owned by the same family since 1979. Accommodation briefly comprising; entrance porch, reception hall, kitchen / breakfast room, dining room / study , conservatory, three double bedrooms, large family bathroom, cellar, gas central heating, front and rear gardens, driveway parking and garage. ***NO ONWARD CHAIN***

An early viewing comes highly recommended to appreciate the accommodation on offer.

Glazed timber door opens into a large bright and air ENTRANCE PORCH. Original timber door opens into a large..

RECEPTION HALL with doors to principle rooms, stairs rising to first floor, radiator, power point, high level meter cupboard, door to ..

CLOAKROOM with obscure glazed window to side, low level W.C, wall mounted wash hand basin, tiled splash back, radiator, wall mounted gas boiler supplying domestic hot water and gas central heating, built in storage cupboard, coat hanging hooks

Door to ...

KITCHEN / BREAKFAST ROOM with large windows to front with original timber shutters, matching range of wall and base units with roll top work surface over, central island with marble work surface, space for large range gas cooker with extractor above, inset two circular sinks, space and plumbing for dishwasher, tiled splashbacks, space for large American style fridge freezer, space for large dining table and chairs, radiator and power points

From the reception hall there is also a door giving access to the cellar

Door to





SITTING ROOM with large glazed windows to rear, original timber shutters, two radiators, power points, television aerial connection point, marble fire place housing gas fire, door to ..

DINING ROOM / STUDY with radiator, power points, glazed double doors open into CONSERVATORY , space for dining table and chairs, sofa, space and plumbing for washing machine, power points, Upvc double doors lead out to the REAR GARDEN

FIRST FLOOR LANDING with door to ..

BEDROOM ONE with window to rear with a pleasant outlook over the garden, radiator and power points, picture rail

BEDROOM THREE with window to rear enjoying similar outlook to that of Bedroom one, radiator, power points, picture rail, loft access hatch

BEDROOM TWO with large windows to front overlooking the garden, radiator, power points, picture rail

FAMILY BATHROOM with windows to front, white suite comprising low level W.C, pedestal wash hand basin, claw foot bath, large glazed shower enclosure with tiled splashbacks and mains fed shower, heated radiator / towel rail, door to airing cupboard with radiator and timber slate shelving, shaver socket.

CELLAR divided into three rooms, one with gas meter and power points, door to ROOM TWO with power points and ROOM THREE with power points

OUTSIDE

To the front there is a large gravel driveway, areas of lawn and single garage with metal open and over door, plenty of parking for several vehicles including motor home, boat etc.



To the rear from the Conservatory is a good sized patio area perfect for al fresco dining, the main garden is fully enclosed walled garden predominantly laid to lawn bordered by an array of mature plants and shrubs.

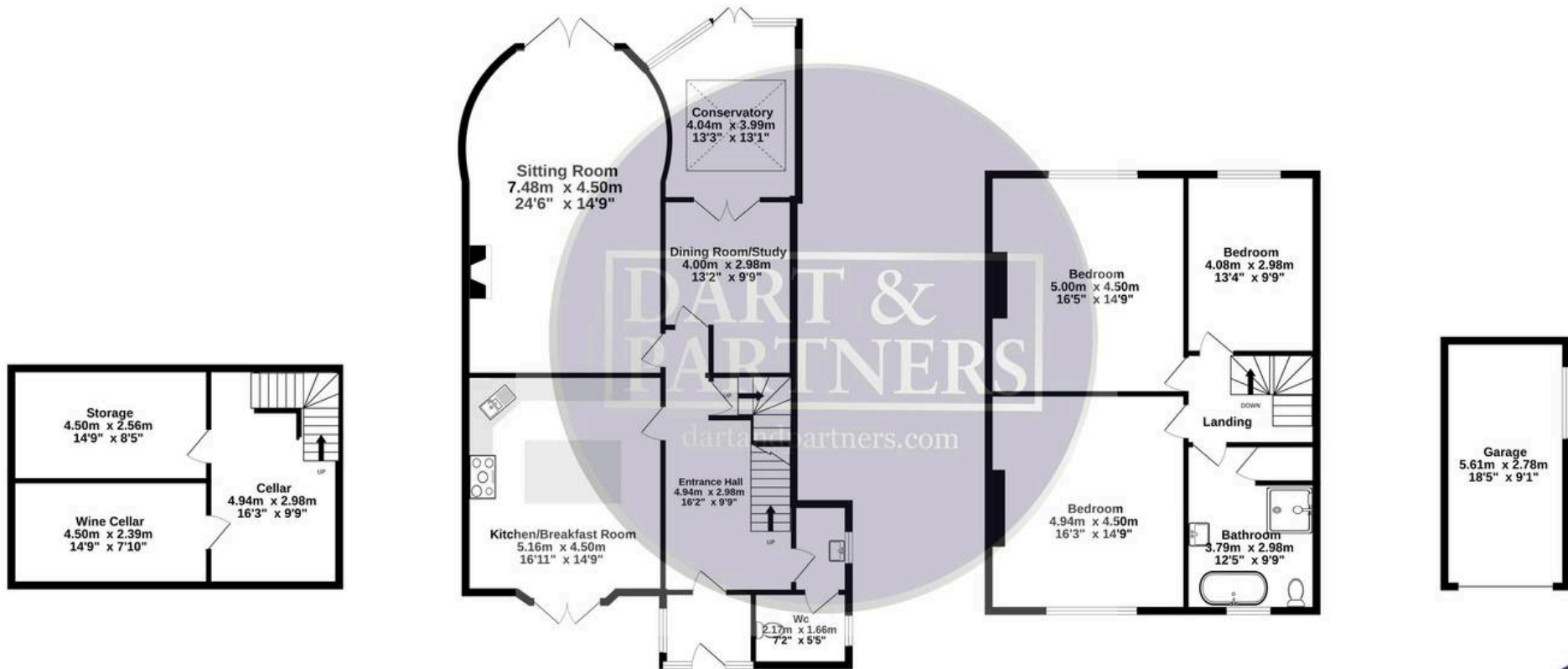


Basement
27.9 sq.m. (298 sq.ft.) approx.

Ground Floor
103.2 sq.m. (1111 sq.ft.) approx.

1st Floor
73.4 sq.m. (790 sq.ft.) approx.

Garage
15.6 sq.m. (168 sq.ft.) approx.



TOTAL FLOOR AREA : 229.1 sq.m. (2466 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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