



## Rosegarth, Secmaton Rise

Guide Price £525,000







## Rosegarth

Secmaton Rise, Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- WONDERFUL DETACHED PROPERTY ENJOYING A SPACIOUS LEVEL PLOT
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SITUATED IN A SEMI RURAL CUL DE SAC ON THE EASTERN SIDE OF DAWLISH
- ENTRANCE PORCH, RECEPTION HALL
- SITTING ROOM, KITCHEN BREAKFAST ROOM
- REAR LOBBY UTILITY, WC, DINING ROOM
- TWO GROUND FLOOR BEDROOMS OR ADDITIONAL RECEPTION SPACE, BATHROOM
- TWO FURTHER BEDROOMS ON THE FIRST FLOOR AND A SHOWER ROOM
- WRAP AROUND GARDENS, DRIVEWAY PARKING AND DOUBLE GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING





Offered to the market with NO ONWARD CHAIN is this wonderful four bedroom detached property situated in a semi rural cul de sac on the eastern side of Dawlish, enjoying a spacious level plot. The property has accommodation briefly comprising; entrance porch, reception hall, sitting room, kitchen breakfast room, rear lobby utility, WC, dining room, two ground floor bedrooms (with one potentially being a further reception room), bathroom, two further bedrooms on the first floor and a shower room, uPVC double glazing, gas central heating, wrap around gardens, driveway parking and double garage. An early viewing comes highly recommended.

Obscure glazed uPVC front door into...

#### GENEROUS ENTRANCE PORCH

With uPVC double glazed windows to front and side, power points, obscure uPVC double glazed front door with matching side window into...

#### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, useful under stairs storage cupboard. Door to further large storage cupboard. Door through to...

#### SITTING ROOM

With uPVC double glazed windows to front and side aspects. Two radiators, power points, TV aerial connection point, brick feature fire with timber mantle and tiled hearth housing gas fire.

Door through to...

#### KITCHEN BREAKFAST ROOM

With uPVC double glazed window to side. Comprehensive range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four burner gas hob with extractor above, tiled splash backs, space for fridge freezer, radiator, space







for dining table and chairs. Obscure glazed timber door through to...

#### REAR LOBBY UTILITY AREA

With obscure uPVC double glazed window to side, obscure glazed uPVC back door, roll top work surface with space and plumbing beneath for washing machine, wall mounted gas boiler, high level cupboard housing consumer unit

Timber door through to...

#### WC

With obscure uPVC double glazed window to rear, mid level WC, wall mounted wash hand basin, tiled splash backs, radiator.

#### GROUND FLOOR BEDROOM/ ADDITIONAL RECEPTION ROOM

Dual aspect with uPVC double glazed windows to front and side, radiator, power points.

#### DINING ROOM

With space for large dining table and chairs, radiator, power points. uPVC double glazed window and patio door opening out onto a paved patio seating area, power points, telephone socket.

Door to...

#### GROUND FLOOR BEDROOM

With uPVC double glazed window to side. Radiator, power points.

#### BATHROOM

With obscure uPVC double glazed window to rear, white suite comprising low level WC, pedestal wash hand basin, panelled bath, tiled splash backs, glazed quadrant shower enclosure with wall mounted electric shower, vanity light and shaver socket, radiator.





## FIRST FLOOR LANDING

With loft access hatch. Power point. Door to...

## SHOWER ROOM

With white suite comprising mid level WC, pedestal wash hand basin, glazed shower enclosure, wall mounted electric shower, recessed storage areas, chrome ladder heater towel rail, tiled splash backs.

## BEDROOM

With uPVC double glazed window to side, radiator. Door to under eaves storage area. Power points.

## BEDROOM

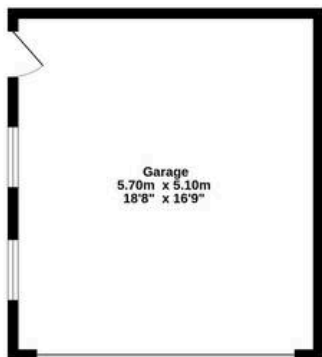
uPVC double glazed window to side, radiator, power points. Cupboard housing water tank. Door to under eaves storage areas to front and rear, built in wardrobes with louvre doors.

## OUTSIDE

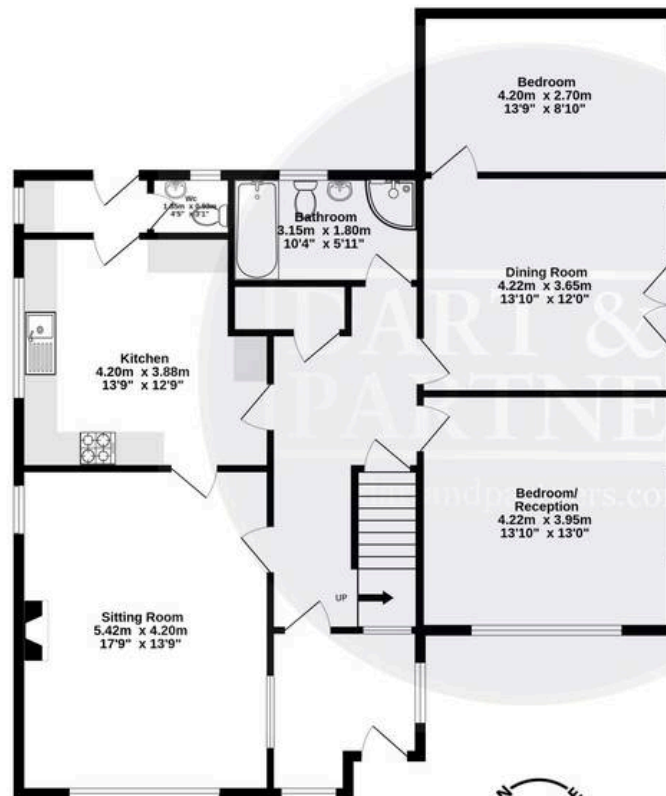
To the front of the property there is DRIVEWAY PARKING and a DOUBLE GARAGE with electric metal up and over door, power and light. There is a good sized front garden, predominantly laid to lawn with an array of mature plants and shrubs. Raised planters. Pathways extend to either side of the property with a further area to the side predominantly laid to lawn. Timber pergola seating area and paved patio seating area, perfect for alfresco dining. To the rear is a block paved area of hardstanding. There is also an area of wildflower gardens, this area used to be a vegetable bed. Timber shed with power and light. Outside water tap.



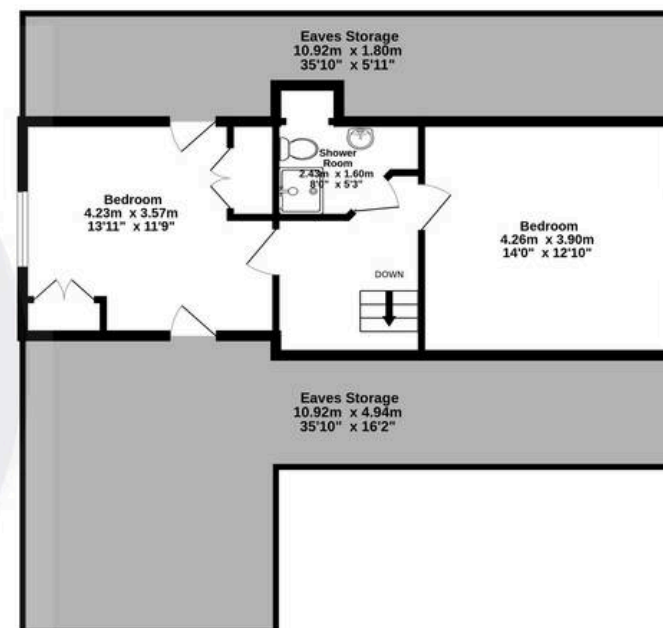
Garage  
29.1 sq.m. (313 sq.ft.) approx.



Ground Floor  
111.4 sq.m. (1199 sq.ft.) approx.



1st Floor  
41.8 sq.m. (450 sq.ft.) approx.



**TOTAL FLOOR AREA : 182.3 sq.m. (1962 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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