



## 3, Hospital Hill, Dawlish

Guide Price £315,000

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Established 1971





### 3, Hospital Hill

Dawlish

A stunning newly converted town house situated in a level location close to the town centre with accommodation briefly comprising; open plan living room kitchen diner, four bedrooms, family bathroom, shower room, uPVC double glazing and gas central heating. The property would also make a fantastic investment opportunity for Airbnb, holiday let or second home. An internal viewing comes highly recommended to appreciate the fantastic accommodation on offer.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

- HIGH QUALITY CONVERSION
- TOWN CENTRE LOCATION
- OPEN PLAN LIVING ROOM KITCHEN DINER
- FOUR BEDROOMS
- FAMILY BATHROOM, SHOWER ROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED



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Obscure glazed timber front door into...

#### RECEPTION HALL

With stairs rising to first floor. Radiator, power point, coat hanging hooks, high level cupboard housing electric meter and consumer unit. Door through to...

#### OPEN PLAN LIVING ROOM KITCHEN DINER

With uPVC sash window to front, radiator, power points, TV aerial connection point, cupboard housing wall mounted gas boiler and gas meter. The KITCHEN has a matching range of high gloss wall and base units with square edge work surface over and matching up-stand, inset stainless steel sink drainer, integrated electric oven, four ring electric hob with extractor canopy above, tiled splash backs, power points, space for large fridge freezer, ceiling spotlights. Door opening to large storage cupboard.

#### FIRST FLOOR LANDING

Radiator, power points. Door to...

#### FAMILY BATHROOM

With obscure uPVC double glazed sash window to front. White suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower including rainwater head, chrome ladder heated towel rail, ceiling spotlights.

Door to UTILITY CUPBOARD with space and plumbing for washing machine and tumble dryer.







Door to...

#### BEDROOM

With uPVC double glazed sash window to front. Radiator, power points, TV aerial connection point.

Door to...

#### BEDROOM

With uPVC double glazed sash window to front. Radiator, power points, TV aerial connection point.

From the landing, stairs rise to the...

#### SECOND FLOOR

With Velux window, radiator, power point, loft access hatch. Door to generous storage cupboard with light.

Doors to...

#### FAMILY SHOWER ROOM

Obscure uPVC double glazed sash window to front, close coupled WC, pedestal wash hand basin, large glazed shower enclosure with sliding door, mains fed shower with rainwater head, chrome ladder heated towel rail, illuminated vanity mirror, ceiling spotlights, extractor fan. Door to large storage cupboard.

#### BEDROOM

With uPVC double glazed sash window to front, radiator, power points, TV aerial connection point.

#### BEDROOM

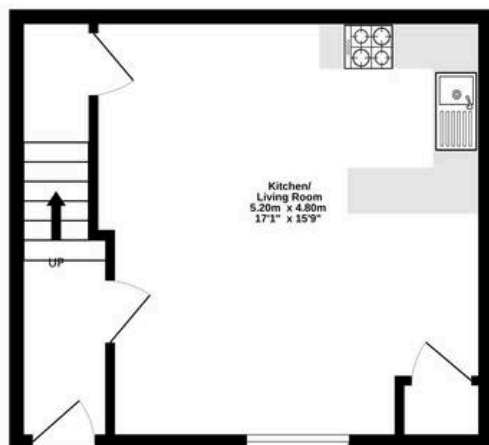
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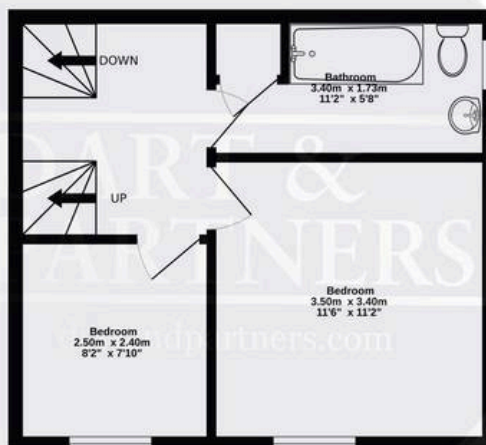




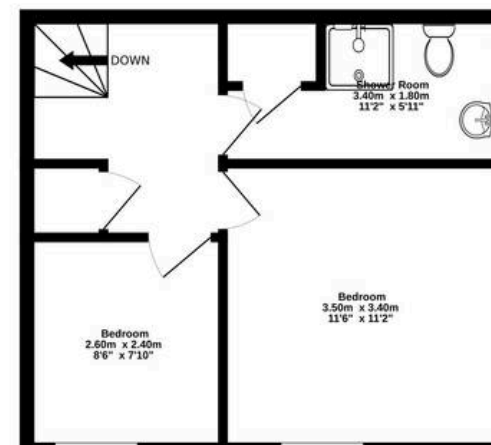
**Ground Floor**  
29.9 sq.m. (322 sq.ft.) approx.



**1st Floor**  
30.3 sq.m. (326 sq.ft.) approx.



**2nd Floor**  
30.7 sq.m. (331 sq.ft.) approx.



**TOTAL FLOOR AREA : 90.9 sq.m. (979 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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