



- SEMI DETACHED PROPERTY SITUATED CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN
- SOME PERIOD FEATURES
- RECEPTION HALL, FITTED KITCHEN
- SITTING ROOM, DINING ROOM
- THREE BEDROOMS, SHOWER ROOM
- FRONT AND REAR GARDENS
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY OR INVESTMENT
- POTENTIAL TO CREATE OFF ROAD PARKING

High Street, Dawlish, EX7 9HH

Guide Price £270,000

Offered with NO ONWARD CHAIN is this lovely three bedroom semi detached property offering some period features and situated close to the town centre. Accommodation briefly comprising; reception hall, sitting room, dining room, fitted kitchen, three bedrooms, family shower room, uPVC double glazing, gas central heating, front and rear gardens. A fantastic first time buy or investment property.

An early viewing comes highly recommended.

Property Description

Obscure glazed uPVC front door into...

RECEPTION HALL

With uPVC double glazed window to side, radiator, high level wall mounted consumer unit and electric meter. Stairs rising to first floor. Timber door through into...

DINING ROOM

With uPVC double glazed doors leading out to the rear courtyard. Fireplace, radiator, power points. Door to useful under stairs storage cupboard with timber shelving. Squared arch into...

SITTING ROOM

With uPVC double glazed bay window to front, radiator, power points, television aerial connection point, fireplace.

KITCHEN

With a matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated eye level electric oven, four ring electric hob with stainless steel extractor canopy above, tiled splash backs, space and plumbing for washing machine and fridge freezer, wall mounted gas boiler supplying domestic hot water and gas central heating, dual aspect with uPVC double glazed window to side and rear.

FIRST FLOOR LANDING

With obscure uPVC double glazed window to side. Loft access hatch. Power point. Door to useful cupboard with obscure uPVC double glazed window to side, timber slatted shelving.

BEDROOM THREE

uPVC double glazed window to rear, radiator, power points, original picture rail.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points, original picture rail.





BEDROOM TWO

uPVC double glazed window to rear, built in wardrobe, radiator, power points, original picture rail.

FAMILY SHOWER ROOM

With obscure glazed uPVC window to front, white suite comprising close coupled WC, inset wash hand basin set into vanity unit, walk in shower enclosure with tiled splash backs, wall mounted mains fed shower, radiator.

OUTSIDE

Fully enclosed courtyard garden, bordered by flowerbeds, Timber side gate .Useful block built shed/workshop with timber work bench, power and light.



MATERIAL INFORMATION - Subject to legal verification

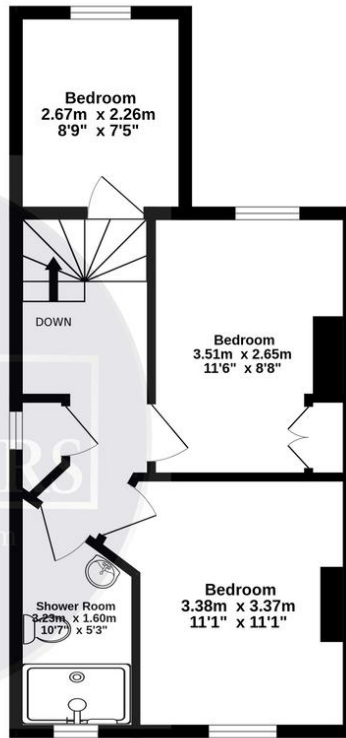
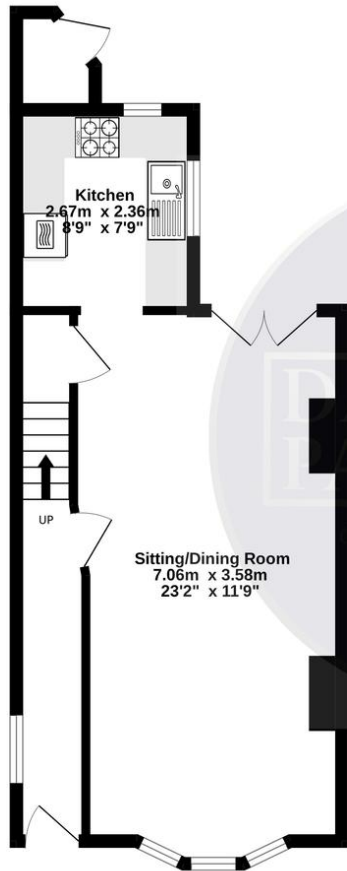
Freehold

Council Tax Band C



Ground Floor
37.9 sq.m. (408 sq.ft.) approx.

1st Floor
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 73.8 sq.m. (795 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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