



Dawlish

3x 2x

ENERGY RATING D57

- Detached House
- 3 Bedrooms
- Lounge/Diner
- 2 Bath/Shower Rooms
- Conservatory
- Level Secluded Plot
- Gas Central Heating & Double Glazing
- Potential to Enlarge & Improve

Guide Price:
£270,000
FREEHOLD

67 Kingsdown Crescent, Dawlish, EX7 0HF

Situated in a tucked-away position at the end of a pedestrian pathway at the front and with vehicular access at the rear, the garage being at the end of the rear garden, the property is thought to be around 50 years old and constructed by Wimpey homes. Around ¾ of a mile from Dawlish town centre and its range of shops and businesses and also the sea front and beach, the property also offers easy access to schools and Dawlish leisure centre.

Located in this highly-regarded area of the pretty seaside town of Dawlish, the detached property occupies a level and fully-enclosed plot with the main gardens to one side and the rear. Well proportioned, the house offers potential for a degree of updating and, subject to obtaining all required consents and approvals, offers room for enlargement if required.

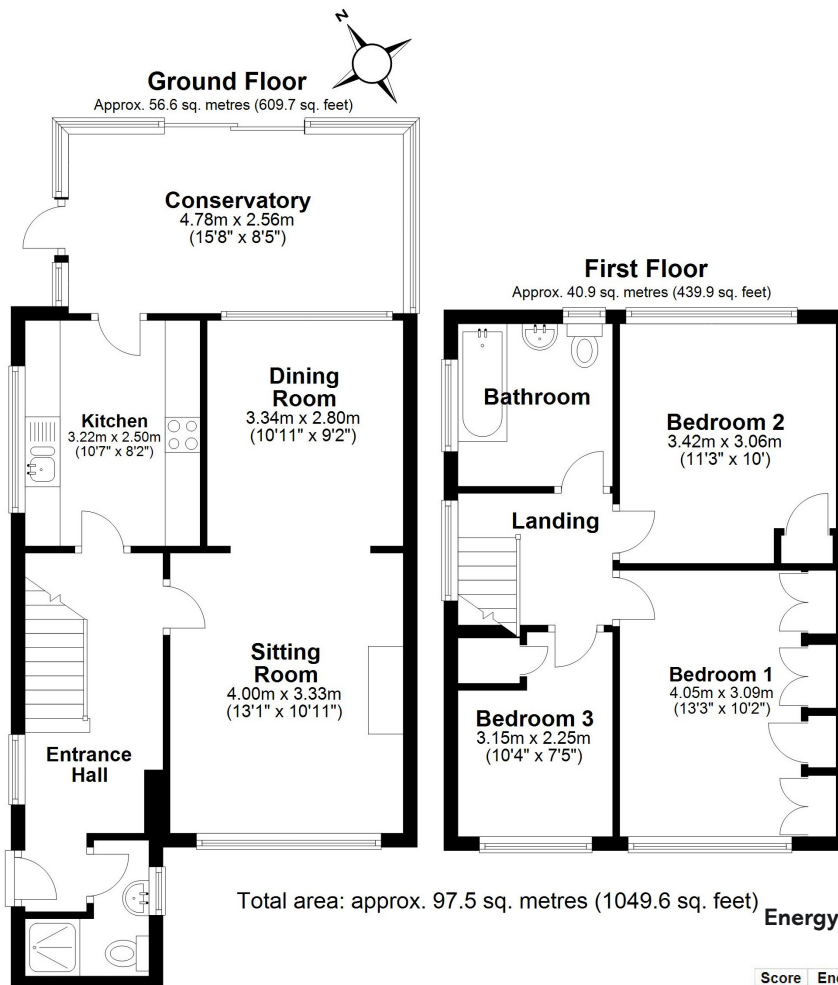
Accommodation:

The ground floor has a spacious reception hallway providing access to a useful ground floor shower room with WC and basin, and has stairs to the first floor. A double-aspect lounge/diner runs the front to rear of the ground floor, whilst the kitchen has a selection of cabinets and worksurfaces. Completing the ground floor is a double glazed conservatory extension opening to the rear garden.

On the first floor are 3 bedrooms and a bathroom with white suite.

Outside: Private level gardens of a good size, mainly to one side and the rear, enjoying a good level of privacy and all fully enclosed.

Parking: Detached garage at the rear.



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.