



- WELL PRESENTED MODERN TERRACED PROPERTY
- CONVENIENTLY LOCATED IN THE TOWN CENTRE
- NO ONWARD CHAIN
- LIVING ROOM DINER, KITCHEN
- TWO BEDROOMS
- FAMILY BATHROOM, CLOAKROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY, HOLIDAY HOME OR BUY TO LET INVESTMENT

High Street, Dawlish, EX7 9HF

Guide Price £180,000

Offered with **NO ONWARD CHAIN** is this well presented modern two bedroom town centre home with parking. Situated close to all local amenities and railway station. Accommodation briefly comprising; Living room diner, kitchen, cloakroom, two bedrooms, family bathroom, uPVC double glazing and gas central heating. Allocated parking space. An ideal first time buy, holiday home or investment opportunity.

An internal viewing comes highly recommended.



Property Description

Obscure glazed uPVC front door into...

LIVING ROOM

With uPVC double glazed sash windows to front, radiator, power points, television aerial connection point.

Stairs rising to first floor. Storage area beneath. Doorway through to...

MODERN KITCHEN

With uPVC double glazed window and door to rear. Matching range of wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four burner gas hob with stainless steel extractor canopy above, space for fridge freezer, space and plumbing for washing machine, tiled splash backs, power points, radiator, wall mounted consumer unit.

CLOAKROOM

White suite comprising close coupled WC, pedestal wash hand basin, tiled splash backs, radiator, extractor fan.

FIRST FLOOR LANDING

With loft access hatch. Power points.

BEDROOM ONE

uPVC double glazed windows to front, radiator, power points, telephone socket, built in wardrobe with hanging rail.

BEDROOM TWO

Two uPVC double glazed windows to rear, radiator, power points.

BATHROOM

White suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower over, tiled splash backs, radiator, vanity cabinet with mirror, towel rail, extractor fan.





OUTSIDE

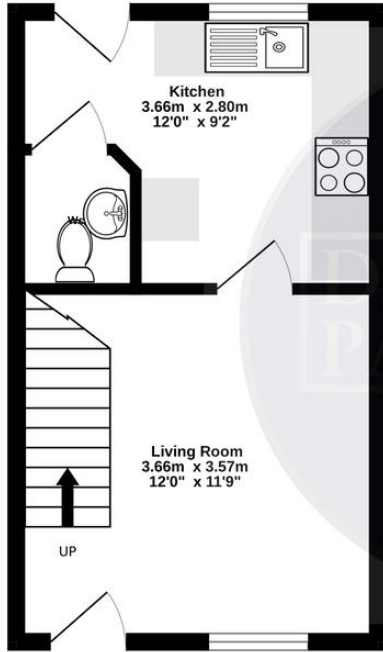
To the front there is room for a small bistro table and chairs whilst to the rear is a bin store and **ALLOCATED PARKING SPACE.**

MATERIAL INFORMATION - Subject to legal verification

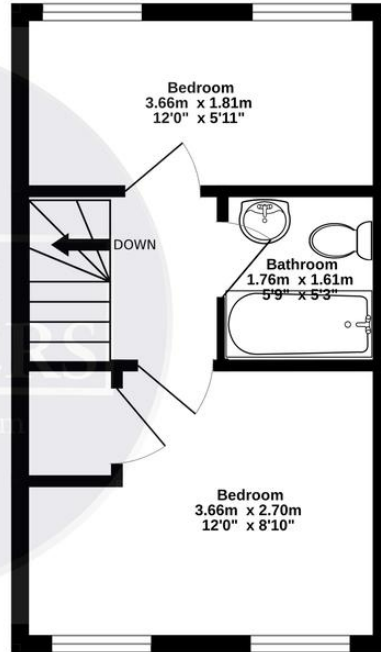
Freehold

Council Tax Band B

Ground Floor
23.3 sq.m. (251 sq.ft.) approx.



1st Floor
23.4 sq.m. (252 sq.ft.) approx.



TOTAL FLOOR AREA : 46.7 sq.m. (502 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			
(92-100)	A		93
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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