



- SEMI DETACHED BUNGALOW IN FAVOURED LOCATION
- CLOSE TO TOWN, BEACH AND RAILWAY STATION
- ENTRANCE PORCH AND RECEPTION HALL
- FITTED KITCHEN, LIVING ROOM DINER
- TWO DOUBLE BEDROOMS, BATHROOM
- FRONT AND REAR GARDENS
- GARAGE AND PARKING, UTILITY/WC
- GAS CENTRAL HEATING, DOUBLE GLAZING

## Plantation Terrace, Dawlish, EX7 9DP

Guide Price £325,000

A fantastic opportunity to purchase this spacious two bedroom semi-detached bungalow situated in a favoured level location close to the town centre, beach, mainline railway station and all local amenities. Accommodation briefly comprising; entrance porch, reception hall, living room diner, fitted kitchen, two double bedrooms, bathroom, uPVC double glazing and gas central heating, front and rear gardens, garage and driveway parking. An internal viewing comes highly recommended.



## Property Description

Obscure glazed uPVC front door into...

### RECEPTION PORCH

With uPVC obscure glazed window to front and side, coat hanging hooks, obscure uPVC double glazed front door opens into...

### GENEROUS RECEPTION HALL

With doors to principal rooms, radiator, power points. Loft access hatch (Loft is very large and provides an excellent opportunity to convert subject to relevant consents). Glazed door through to...

### LIVING ROOM DINER

Dual aspect with uPVC double glazed window to rear and uPVC double glazed double doors opening to rear garden. Two radiators, power points, two Velux windows to rear, feature fireplace housing electric fire, power points, television aerial connection point.

### KITCHEN

Dual aspect with uPVC double glazed windows to rear and side aspect, uPVC back door giving access to rear garden, matching range of Shaker style wall and base units with timber effect roll top work surface over, inset one and a half bowl stainless steel sink drainer, space and plumbing for gas range cooker with stainless steel extractor canopy above, stainless steel splash back, space for fridge freezer, space and plumbing for dishwasher, additional space for appliance, tiled splash backs, power points, radiator.

### BEDROOM ONE

uPVC double glazed window to front, radiator, power points, built in wardrobes, dressing table with vanity mirror.

### BEDROOM TWO

uPVC double glazed window to front, radiator, power points, built in wardrobes and chest of drawers, vanity mirror.





### BATHROOM

Obscure glazed uPVC window to side, coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath, mains fed shower, glazed shower screen, heated towel rail, built in cupboards with timber shelving.

### OUTSIDE

To the front is paved DRIVEWAY PARKING ahead of the SINGLE GARAGE. Further are of paved patio. To the rear the fully enclosed rear garden is predominantly laid to paving with various areas for alfresco dining. Outside water tap. Obscure glazed timber door opening into useful UTILITY/WC with mid level WC and corner wash hand basin, uPVC double glazed window to rear, space and plumbing for washing machine, tumble dryer and chest freezer.

### GARAGE

With up and over door, electrically operated. Power and light. Obscure glazed courtesy door to the rear.

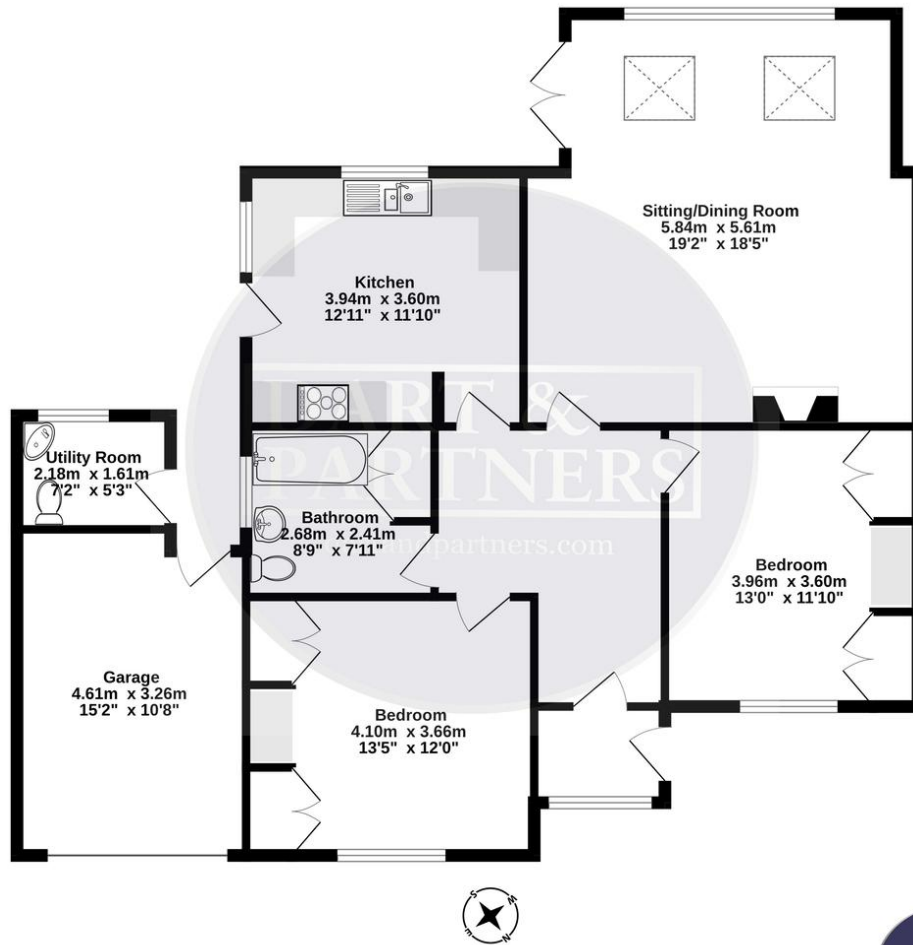
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C

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**Ground Floor**  
111.4 sq.m. (1200 sq.ft.) approx.



TOTAL FLOOR AREA : 111.4 sq.m. (1200 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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	87	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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