



- BEAUTIFULLY PRESENTED
- MODERN KITCHEN, TWO BEDROOMS
- LIVING ROOM/DINER, SHOWER ROOM
- UPVC DOUBLE GLAZING
- NEWLY INSTALLED ELECTRIC CENTRAL HEATING
- OVER 55'S ONLY
- SITUATED IN A LEVEL LOCATION
- WELL TENDED COMMUNAL GARDENS
- PARKING ON A FIRST COME FIRST SERVED BASIS
- NO ONWARD CHAIN

## Stonelands Mews, Dawlish, EX7 9AA

Guide Price £150,000

Offered with **NO ONWARD CHAIN** is this beautifully presented mid terraced property in a popular residential development exclusively for the over 55's with parking on a first come first served basis. The property is situated within a short level walk of the town centre and beach with well tended communal gardens.



## Property Description

Glazed composite front door into...

### ENTRANCE PORCH

Consumer unit, coat hanging rail. Door into...

### LIVING ROOM/DINER

uPVC double glazed window to front, radiator, power points, television aerial connection point, satellite television connection point, under stairs storage cupboard with power point.

### KITCHEN

uPVC double glazed window to rear, matching range of modern wall and base units with roll top work surface, integrated electric oven and four ring hob with extractor over, tiled splash backs, power points, space and plumbing for dishwasher, space for fridge freezer. Radiator.

### FIRST FLOOR LANDING

Cupboard with wall mounted electric central heating boiler and hot water boiler, power points.

### BEDROOM ONE

uPVC double glazed window to front, radiator, power points, loft access hatch.

### BEDROOM TWO

uPVC double glazed window to front, radiator, built in cupboard with hanging rail and slatted shelving, power points.

### SHOWER ROOM

Obscure uPVC double glazed window to rear, white suite comprising concealed cistern WC, wash hand basin set into vanity unit with cupboards under, curved glazed shower enclosure with tiled splash backs, wall mounted electric shower, two mirrored vanity units, electric chrome ladder style heated towel rail, radiator.





#### OUTSIDE

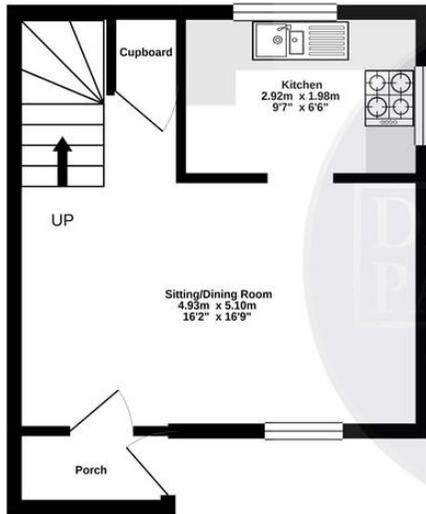
There are attractive and well maintained communal gardens and residents parking spaces on a first come first served basis.

MATERIAL INFORMATION - Subject to legal verification

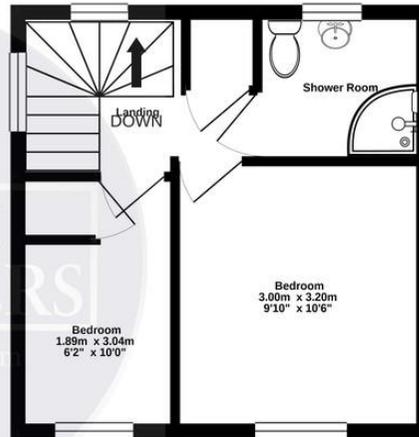
Freehold  
Council Tax Band B

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**Ground Floor**  
26.3 sq.m. (283 sq.ft.) approx.



**1st Floor**  
24.4 sq.m. (263 sq.ft.) approx.



**TOTAL FLOOR AREA : 50.8 sq.m. (547 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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