



- SUBSTANTIAL END TERRACE PROPERTY
- SITUATED CLOSE TO TOWN AND BEACH
- NO ONWARD CHAIN
- ENTRANCE VESTIBULE, RECEPTION HALL
- KITCHEN BREAKFAST ROOM, SITTING ROOM, LIVING ROOM
- SHOWER ROOM, BATHROOM, CLOAKROOM
- SEVEN BEDROOMS
- REAR COURTYARD AND GARAGE
- IDEAL FOR MULTI GENERATIONAL LIVING

## Plantation Terrace, Dawlish, EX7 9DP

£450,000

Offered with **NO ONWARD CHAIN** is this substantial end of terrace property maintaining some original features including high ceilings. Accommodation briefly comprising; entrance vestibule, reception hall, sitting room, kitchen breakfast room, shower room, living room, six bedrooms, lower ground floor with bedroom, reception room, bathroom, utility room, rear courtyard, garage, uPVC double glazing and gas central heating. Some sea and coastal views. \*\*\* PROPERTY OFFERS HUGE POTENTIAL \*\*\*  
An early viewing comes highly recommended.



## Property Description

Obscure glazed composite front door into...

### VESTIBULE

High level cupboards housing consumer unit and electric meters, telephone socket, coat hanging hooks. Stained glass door opening into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, radiator, power points, two useful storage cupboards.

### SITTING ROOM

With uPVC double glazed bay windows to front, feature fireplace with timber hearth and mantle, two radiators, power points, television aerial connection point.

### KITCHEN/BREAKFAST ROOM

With uPVC double glazed window to rear, range of matching wall and base units with roll top work surface over, inset ceramic sink, space for electric cooker with extractor above, space and plumbing for slimline dishwasher and fridge freezer, wall mounted gas boiler supplying domestic hot water and gas central heating, cupboard housing factory lagged hot water cylinder, cupboard beneath with timber slatted shelving, power points.

### SHOWER ROOM

With obscure uPVC double glazed window to side, white suite comprising close coupled WC, inset wash hand basin set into vanity unit, large glazed shower enclosure with wall mounted electric shower, tiled splash backs, radiator.





Glazed timber door and four steps down leading to...

#### UTILITY ROOM

With space for fridge freezer, factory lagged hot water cylinder, louvred cupboards with timber slatted shelving, uPVC double glazed window and door giving access to the rear of the property, a timber door gives access to the rear of the GARAGE.

#### GARAGE

The garage is of a generous size with metal double doors. Power and light.



From the rear hallway, a door opens and stairs descend to the LOWER GROUND FLOOR.

#### UTILITY AREA

A range of matching base units with roll top work surface and inset circular stainless steel sink, tiled splash backs, power points, a uPVC double glazed door gives access to the front of the property via steps. Door to...

#### RECEPTION ROOM

With uPVC double glazed bay window to front, power points.



#### BEDROOM

uPVC double glazed window to rear, range of built in cupboards, door to DRESSING ROOM with uPVC double glazed window to side. Door to storage cupboard with fully tiled walls and obscure uPVC double glazed window to rear, timber shelf, hanging rail.

#### FITTED BATHROOM

With close coupled WC, inset wash hand basin into vanity unit, L-shaped bath with mains fed shower and

glazed shower screen, radiator, fully tiled flooring, obscure uPVC double glazed window to side, an obscure glazed uPVC rear door gives access out to the rear of the property.

From the half landing there is a uPVC double glazed window to rear and multi-paned glazed timber door through to a...

### LARGE RECEPTION ROOM

Dual aspect with uPVC double glazed windows to front and rear aspect, radiator, power points, television aerial connection point.

### FIRST FLOOR LANDING

Radiator. Door to...

### CLOAKROOM

With obscure uPVC double glazed window to rear, mid level WC, wall mounted wash hand basin (coloured suite).

### BEDROOM

With uPVC double glazed bay window to front, built in wardrobes with hanging rail and shelving, marble fireplace, two radiators, power points.

### BEDROOM

With uPVC double glazed window to front, radiator, power points, telephone socket. Please note: This room would make an ideal office or bedroom.

### BEDROOM

With uPVC double glazed window to rear enjoying a pleasant outlook over the town and with some distant sea and countryside glimpses. Radiator, power points, fireplace with timber mantle, built in wardrobe.

Stairs rising to second floor. On the half landing there is

an obscure uPVC double glazed door opening out to a ROOF TERRACE which has wrought iron railings and provides a fantastic place for entertaining or relaxation. Enjoys some sea and coastal views.

### SECOND FLOOR LANDING

Loft access hatch. Double doors opens to WC.

### BEDROOM

With uPVC double glazed windows to front, radiator, power points, wash hand basin set into vanity unit with tiled splash back.

### BEDROOM

With uPVC double glazed window to rear enjoying some wonderful sea and countryside views. Radiator, power points, wash hand basin with tiled splash backs.

### BEDROOM

With uPVC double glazed window to front, radiator, power points.

### OUTSIDE

To the rear are two areas of courtyard offering a good degree of privacy.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E

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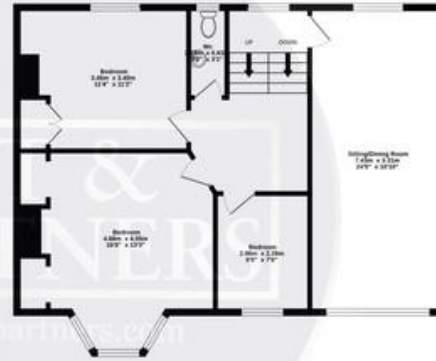
Lower Ground Floor  
52.7 sq.m. (567 sq.ft.) approx.



Ground Floor  
80.1 sq.m. (863 sq.ft.) approx.



1st Floor  
77.2 sq.m. (831 sq.ft.) approx.

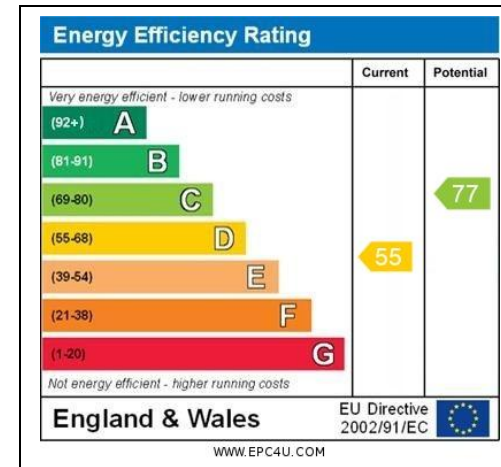


2nd Floor  
40.6 sq.m. (437 sq.ft.) approx.



**TOTAL FLOOR AREA : 250.7 sq.m. (2699 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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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