



- STUNNING AND SPACIOUS TOWN HOUSE
- LOCATED IN CENTRAL POSITION A SHORT WALK FROM THE RAILWAY STATION
- THREE BEDROOMS INCLUDING MASTER BEDROOM WITH EN-SUITE
- BEAUTIFUL KITCHEN/DINER AND SPACIOUS SITTING ROOM
- SEPARATE UTILITY AREA AND CLOAK ROOM
- PRIVATE PARKING SPACE, REAR PATIO AND GARDEN
- DOUBLE GLAZING, GAS CENTRAL HEATING
- EARLY VIEWING COMES HIGHLY RECOMMENDED

High Street, Dawlish, EX7 9HF Guide Price £300,000 - £350,000

Ready to move into, or as an investment, this stunning, deceptively spacious Town House is situated in a central position within Dawlish. High Street is just one road back from the busy Lawn with its shops and cafes and is only a short walk from the Railway Station and beach. A real benefit, in the Summer particularly, is the private parking space and dropped kerb, which is sought after for this location. Comprehensively modernised, it is a well presented three bedroom property with bathrooms on each floor and needs viewing to appreciate what a lovely home it makes.

*** GUIDE PRICE £300,000 - £350,000 ***



Property Description

Front door opens into

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor

SITTING ROOM

With Upvc double glazed window to front, radiator, power points and television aerial connection point

KITCHEN DINER

With Upvc double glazed windows to rear, a modern range of matching wall and base units with roll top work surface over, inset one and half bowl composite sink, integrated dishwasher, electric oven and four ring hob with extractor canopy above, tiled splashbacks, space for fridge, high level cupboard housing meters, ceiling spot lights, space for dining table and chairs, door to rear hallway with door to...

CLOAKROOM

With window to side, white suite comprising of close couple W.C and wall mounted wash hand basin.

UTILITY ROOM

With space and plumbing for appliances, and window to side aspect, rear door giving access out to rear garden.

FIRST FLOOR LANDING

BEDROOM TWO

With Upvc double glazed window to front, radiator and power points

BEDROOM THREE

With Upvc double glazed window to rear, radiator and power points

FAMILY SHOWER ROOM

With obscure Upvc double glazed window to rear, modern suite comprising of close couple W.C, wall mounted wash





hand basin into vanity unit, large walk in glazed shower enclosure with mains fed shower, tiled splashbacks and heated ladder towel rail.

SECOND FLOOR

MASTER BEDROOM

Dual aspect with Velux windows to front and rear, radiator, power points, exposed brick feature wall, door through to...

ENSUITE BATHROOM

With a modern white suite comprising of close couple W.C., pedestal wash hand basin and panelled bath, radiator and vanity mirror.



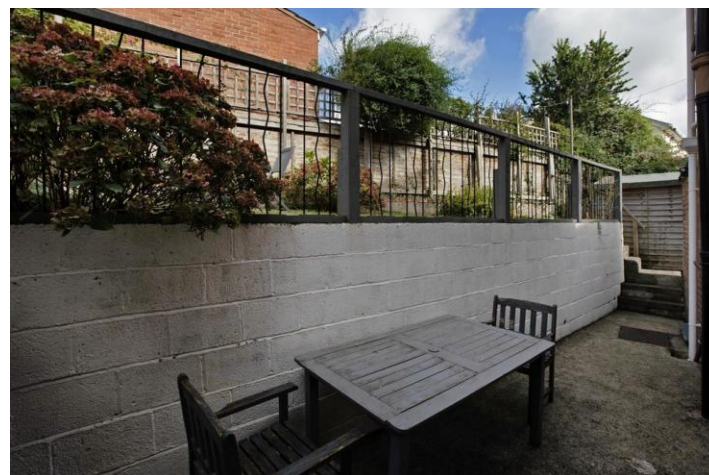
OUTSIDE

Driveway parking to the side. There are two areas of garden one being an area of hardstanding perfect for table and chairs whilst the upper area of the small garden is predominantly laid to lawn. It is enclosed by fencing and has some mature plants and shrubs.

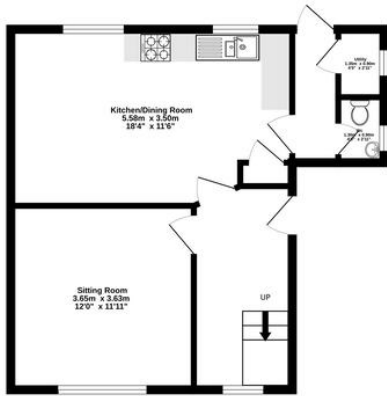
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band - B



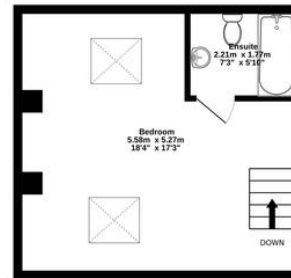
Ground Floor
44.7 sq.m. (481 sq.ft.) approx.



1st Floor
39.9 sq.m. (429 sq.ft.) approx.

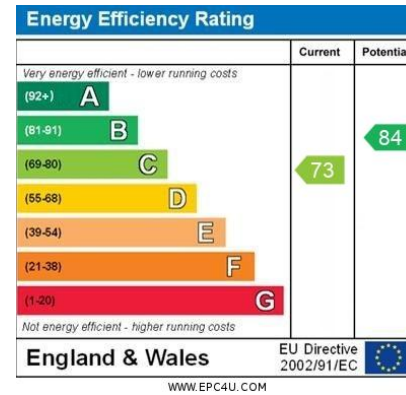


2nd Floor
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA : 113.7 sq.m. (1223 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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