



- Popular location close to Schools, Leisure Centre and Town
- Three bedroom family home
- Front and Rear Gardens
- Driveway parking
- Garage
- Gas Central Heating

## Kingsdown Crescent, Dawlish, EX7 0HF

Guide Price £295,000

Dart and Partners are pleased to offer this three bedroom semi-detached property situated in a very popular location close to schools, leisure centre and the town with accommodation briefly comprising of Reception Hall, Living Room, Dining Room, fitted Kitchen, Utility room, Three bedrooms, Family Shower room, front and rear gardens, driveway parking, and garage, Upvc double glazing and gas central heating and early viewing comes highly recommended.



## Property Description

Obscure glazed UPVC front door with matching side window leading into

### RECEPTION HALL

With door to principle rooms and stairs rising to first floor, Radiator and telephone socket, door through to

### LIVING ROOM

With Upvc double glazed window to front, Fireplace housing Gas Fire, radiator, Power points, Telephone aerial connection point, door to useful under stairs storage cupboard, squared arch through to

### DINING ROOM

With Upvc double glazed sliding doors to rear garden, radiator and power points, door through to

### KITCHEN

Dual aspect with Upvc double glazed windows to side and rear with obscure glazed Upvc back door giving access to rear garden, matching range of wall and base units with roll top work surface over, one and a half bowl composite sink drainer, integrated electric oven with four ring electric hob and extractor fan above, tiled splashbacks, space and plumbing for a washing machine, wall mounted Gas boiler supplying domestic hot water and gas central heating.

### FIRST FLOOR LANDING

With Upvc double glazed window to side, power point and loft access hatch.

### BEDROOM ONE

With a range of fitted wardrobes and dressing table area, Upvc double glazed window to front, radiator, power points.





### BEDROOM TWO

With Upvc double glazed window to rear, built in cupboard with timber slatted shelving, radiator and power points.

### BEDROOM THREE

With Upvc double glazed window to front, built in wardrobes with hanging rail, radiator and power points.



### SHOWER ROOM

Obscure Upvc double glazed window to rear, modern white suite comprising of close couple W.C, pedestal wash hand basin, and large shower enclosure with mains fed shower, heated ladder towel rail and vanity mirror.

### OUTSIDE

Front garden is predominantly laid to lawn with a path way leading to front door and side pathway gives access via wrought iron gate to the rear garden. To the rear, just off the kitchen is a useful utility room with space and plumbing for washing machine and further appliance, Upvc double glazed window to rear. Rear garden has a good sized paved patio. Garden is predominately laid to lawn bordered by some mature plants and shrubs. There is a garage with aluminium window to side, metal up and over door, power and light. Driveway parking ahead of the garage accessed via double timber gates, Green house.

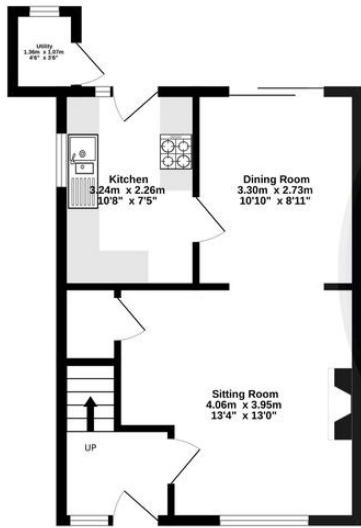


**MATERIAL INFORMATION** - Subject to legal verification

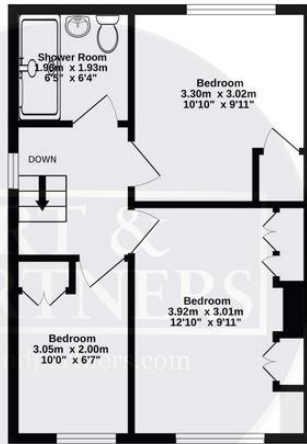
Freehold

Council Tax Band - C

Ground Floor  
37.3 sq.m. (401 sq.ft.) approx.



1st Floor  
36.0 sq.m. (388 sq.ft.) approx.



Garage  
12.0 sq.m. (129 sq.ft.) approx.



**TOTAL FLOOR AREA : 85.3 sq.m. (918 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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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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