



14 Barton Crescent, Dawlish

Guide Price £415,000

DART &
PARTNERS
Established 1971



14 Barton Crescent

Dawlish, Dawlish

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FAMILY BATHROOM, SEPARATE WC
- VESTIBULE, RECEPTION HALL
- KITCHEN BREAKFAST ROOM, DINING ROOM, LIVING ROOM
- VICTORIAN TERRACED PROPERTY WITH MANY CHARACTER FEATURES
- CONVENIENTLY LOCATED CLOSE TO TOWN
- FIVE BEDROOMS
- REAR COURTYARD GARDEN, WORKSHOP



A fantastic opportunity to purchase this Victorian three storey terraced property retaining many character features. conveniently located in a level location close to town. Accommodation briefly comprising; vestibule, reception hall, living room, dining room, kitchen breakfast room, five bedrooms, family bathroom, separate WC, gas central heating, rear courtyard garden, workshop. An early viewing comes highly recommended.

EPC Rating: D

VESTIBULE

With coat hanging hooks. A stained glass timber door opens into the...

RECEPTION HALL

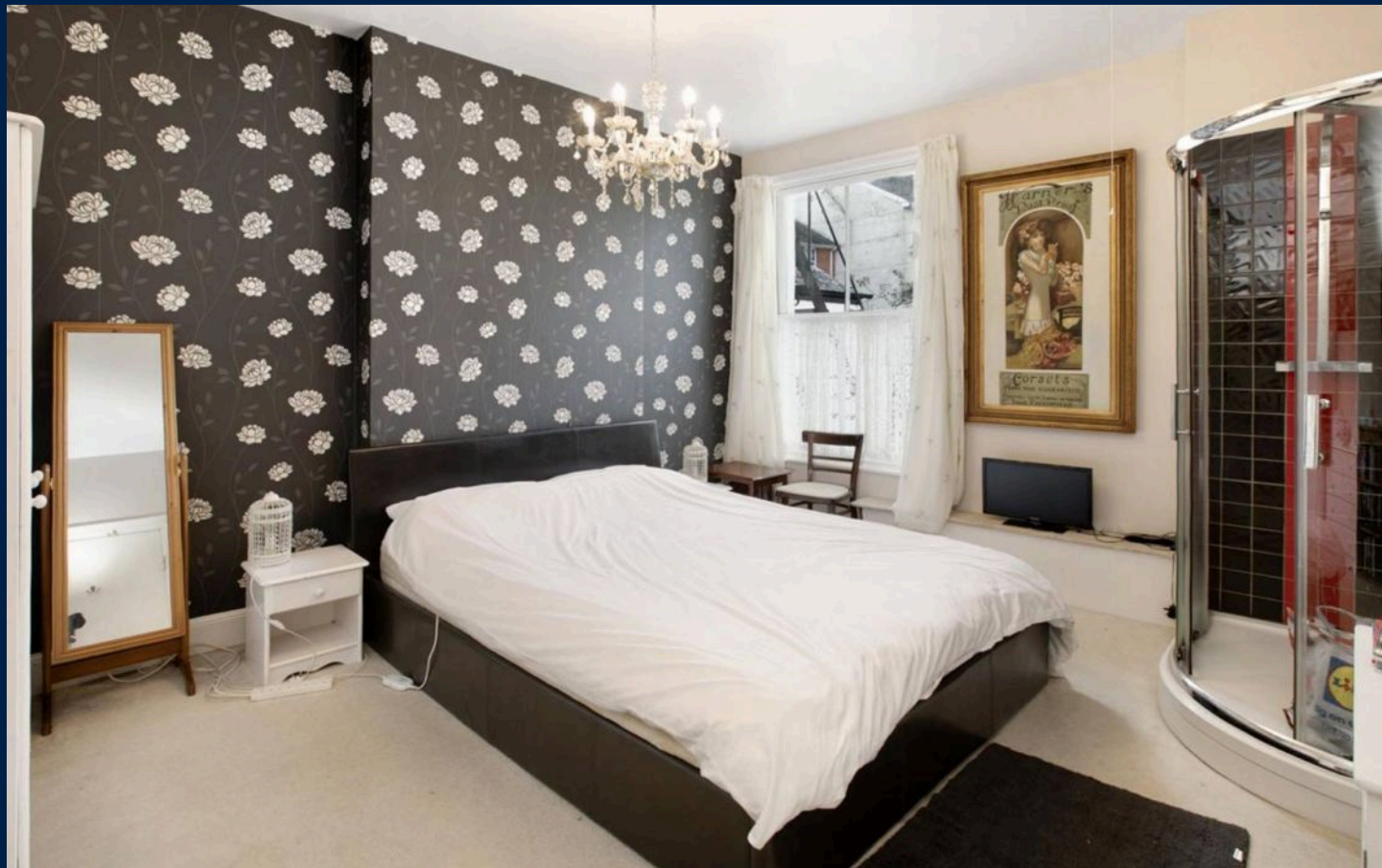
With doors to principal rooms and stairs rising to first floor. Radiator, power points, useful under stairs storage cupboard, high level cupboard housing consumer unit and electric meter. Door to...

SITTING ROOM

With uPVC double glazed bay window to front. Fireplace with open fire, timber mantle and tiled hearth. Radiator, power points. Door to...

DINING ROOM

With sash window to rear. Radiator, power points, built in shelving. Timber door through to...





KITCHEN/BREAKFAST ROOM

Dual aspect with sash window to side and glazed uPVC back door giving access to rear garden. Space for dining table and chairs. Radiator, comprehensive range of wall and base units with work surface over, tiled splash backs. KITCHEN with a range of matching wall and base units with square edge work surface over, space and plumbing for gas or electric cooker with large extractor canopy above, space and plumbing for washing machine and dishwasher, inset stainless steel sink drainer, wall mounted gas boiler supplying domestic hot water and gas central heating, tiled splash backs, space for large fridge freezer.

FIRST FLOOR LANDING

Radiator. Doors to...

WC

Obscure glazed window to rear, mid level WC, loft access hatch.

FAMILY BATHROOM

With obscure glazed sash window to side, white suite comprising wash hand basin set into vanity unit, panelled bath with wall mounted electric shower, tiled splash backs, radiator, folding glazed shower screen.

BEDROOM

Sash window to rear, radiator, power points.

BEDROOM

Sash window to rear, chrome ladder heated towel rail, glazed quadrant shower enclosure with tiled splash backs and mains fed shower.

LIVING ROOM/BEDROOM

With uPVC double glazed sash window to front. feature fireplace with electric fire, radiator, power points, television aerial connection point.



SECOND FLOOR

With uPVC double glazed window to rear on the half landing. Loft access hatch. Doors to...

BEDROOM

With sash window to rear, radiator, power points. Glazed shower enclosure with wall mounted electric shower and tiled splash backs, pedestal wash hand basin, mid level WC.

BEDROOM

With uPVC double glazed window to front enjoying a pleasant open outlook. Fireplace with timber mantle, radiator, power points.

OUTSIDE

To the front, the property is accessed via a wrought iron gate with a pathway to the front door. Enclosed front courtyard. Outside, to the rear there is a fully enclosed rear courtyard. One area laid to astro turf, perfect for a bistro table and chairs. Double doors opening to...

GARDEN ROOM/WORKSHOP

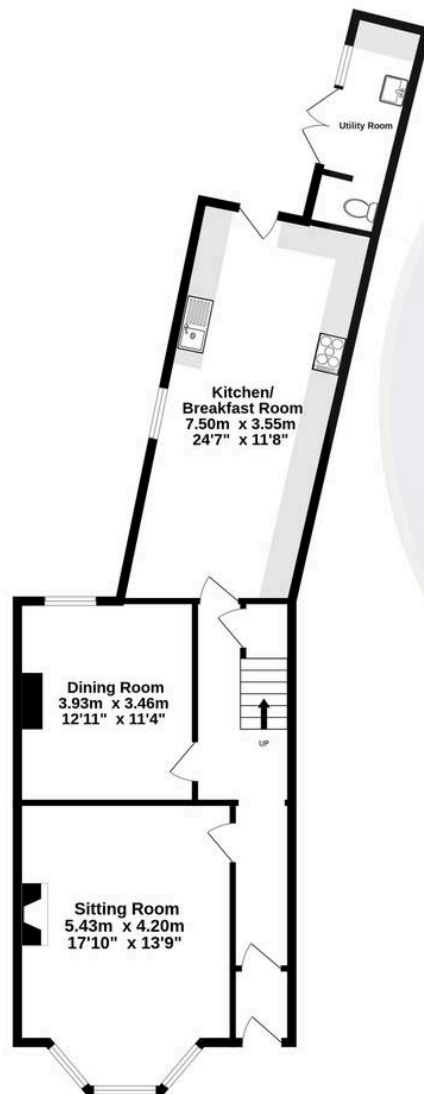
With polycarbonate roof, space under roll top work surface for tumble dryer.

WC

With mid level WC.



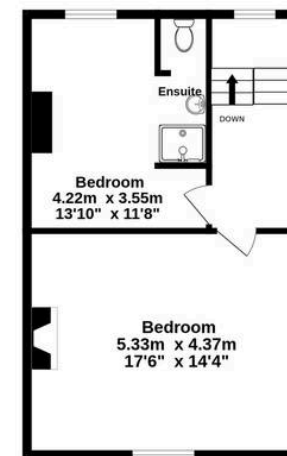
Ground Floor
78.4 sq.m. (844 sq.ft.) approx.



1st Floor
69.8 sq.m. (751 sq.ft.) approx.



2nd Floor
44.7 sq.m. (481 sq.ft.) approx.



TOTAL FLOOR AREA : 192.8 sq.m. (2076 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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