



## 5 Town Mills Church Street, Dawlish

Guide Price £265,000







## 5 Town Mills Church Street

Dawlish, Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SITTING ROOM AND SUN ROOM
- TERRACED TOWN HOUSE
- DECEPTIVELY SPACIOUS ACCOMODATION
- KITCHEN DINER, TWO DOUBLE BEDROOMS
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED
- LOCATED CLOSE TO TOWN AND BEACHES
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- TWO INTEGRAL GARAGES, ENCLOSED REAR LEVEL GARDENS





A fantastic opportunity to purchase this spacious town house in the heart of Dawlish. The property has two double bedrooms (originally three bedrooms). With a large sitting room, sun room, kitchen diner, bathroom and an enclosed rear garden. Off road parking and two single garages (accessed via the property).

EPC Rating: D

#### **RECEPTION HALL**

With stairs rising to first floor and useful under stairs storage cupboard. Cupboard housing wall mounted consumer unit, electric meter and stop cock. Radiator, power points. Door through to...

#### **GARAGE ONE**

With metal up and over door, power and light. Space and plumbing for washing machine, tumble dryer and fridge freezer, wall mounted gas boiler supplying domestic hot water and gas central heating. double glazed uPVC door giving access to rear courtyard garden. Sliding inter-connecting door through to...

#### **GARAGE TWO**

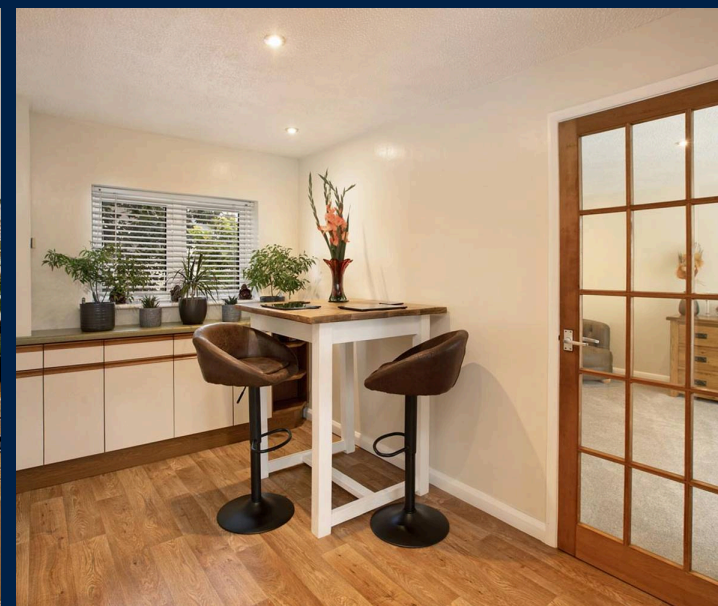
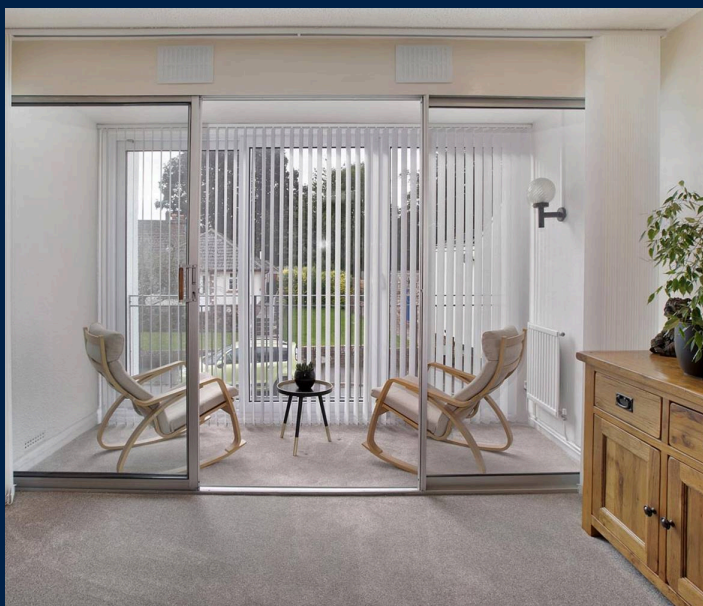
With metal up and over door, power and light.

#### **FIRST FLOOR LANDING**

Power point. Timber door through to...

#### **KITCHEN/DINER**

Dual aspect with uPVC double glazed window to front and rear. The KITCHEN has a matching range of wall and base units with roll top work surface, inset stainless steel sink drainer, integrated electric oven, four burner gas hob with extractor above, tiled splash backs, space for appliance. DINING AREA with matching range of base units with roll top work surface, space for table and chairs, radiator, power points. multi-paned timber door through to...







### **SITTING ROOM**

With aluminium framed sliding doors to front, radiator, power points, television aerial connection point. Sliding door opening to...

### **SUN ROOM**

With uPVC double glazed window to front enjoying a pleasant open outlook towards the Luscombe Estate. Radiator.

### **SECOND FLOOR**

On the half landing, obscure uPVC double glazed window to rear.

### **SECOND FLOOR LANDING**

power point. Door to...

### **FAMILY SHOWER ROOM**

uPVC double glazed window to rear, coloured suite comprising close coupled WC, pedestal wash hand basin, glazed shower enclosure with mains fed shower, radiator, vanity mirrors, shaver socket.

### **BEDROOM TWO**

uPVC double glazed window to front, built in wardrobe, radiator, power points.

### **BEDROOM ONE**

Dual aspect with uPVC double glazed window to front and rear, built in wardrobe with sliding doors, two radiators, power points.

### **OUTSIDE**

To the front there is PARKING ahead of the two GARAGES. To the rear the fully enclosed rear courtyard garden is predominantly laid to chippings, bordered by a well stocked flower bed.

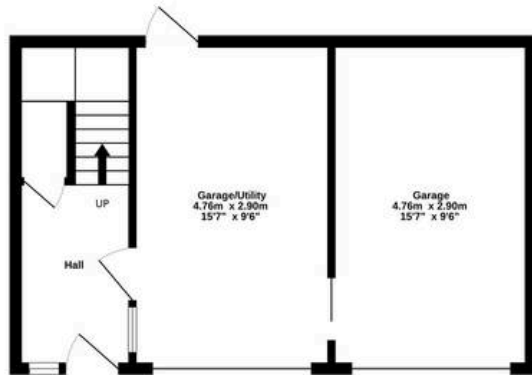




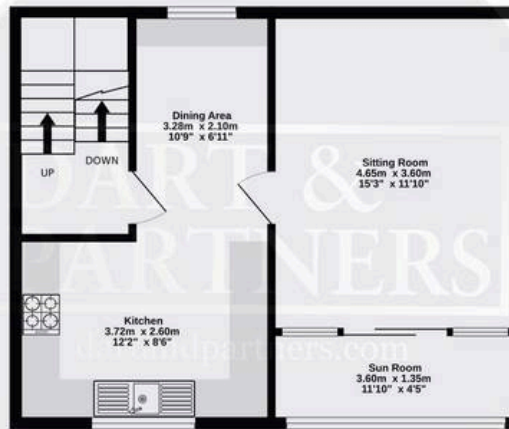




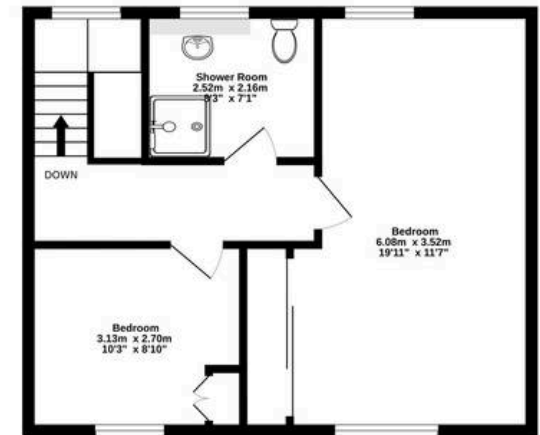
**Ground Floor**  
35.7 sq.m. (384 sq.ft.) approx.



**1st Floor**  
43.7 sq.m. (471 sq.ft.) approx.



**2nd Floor**  
44.5 sq.m. (479 sq.ft.) approx.



**TOTAL FLOOR AREA : 124.0 sq.m. (1334 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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