



10 Marston Close, Dawlish

In Excess of £300,000





10 Marston Close

Dawlish, Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- CLOSE TO THE TOWN AND ALL LOCAL AMENITIES
- EXTENDED SEMI DETACHED PROPERTY IN POPULAR DEVELOPMENT
- ENCLOSED REAR GARDEN
- THREE BEDROOMS, LOFT ROOM
- DRIVEWAY PARKING AND GARAGE
- KITCHEN DINER
- ENTRANCE PORCH, LIVING ROOM
- FAMILY BATHROOM



A wonderful opportunity to purchase this extended three bedroom semi detached property situated in a quiet location within a popular residential development close to the town, schools, leisure centre and all local amenities. Accommodation briefly comprises; entrance porch, living room, kitchen diner, integral garage, three bedrooms, loft room and family bathroom, driveway parking and enclosed rear garden, uPVC double glazing and gas central heating. An early viewing comes highly recommended to appreciate this lovely family home.

EPC Rating: D

GENEROUS ENTRANCE PORCH

With coat hanging hooks, plenty of space for shoes/ boots etc. Cupboard housing gas meter. A uPVC front door opens into the...

LIVING ROOM

uPVC double glazed windows to front enjoying a pleasant open outlook, feature fireplace housing gas fire, power points, telephone connection point, stairs rising to the first floor and glazed double doors through to...

KITCHEN/DINER

With uPVC double glazed windows and sliding doors opening to the rear. KITCHEN with modern range of matching shaker style wall and base units with timber effect roll top work surface, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four burner gas hob, stainless steel extractor canopy above, integrated fridge and freezer, matching cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, tiled splash backs, power points including USB points, useful under stairs storage cupboard, space for dining table and chairs.

DINING/OFFICE AREA

With glazed uPVC back door, radiator, power points. A timber door gives access to the rear of the GARAGE. Radiator.





FIRST FLOOR LANDING

uPVC double glazed window to side, power point, loft access hatch with ladder giving access to LOFT ROOM.

LOFT ROOM

With three Velux facro windows, ceiling spotlights, radiator, under eaves storage areas.

MODERN FAMILY BATHROOM

Sliding door opens to . With obscure uPVC double glazed window to rear, modern suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, storage cupboards beneath, panelled shower bath, mains fed shower including rainwater head, glazed shower screen, large heated towel rail, ceiling spotlights.

BEDROOM TWO

With uPVC double glazed window to rear, radiator, power points, TV point.

BEDROOM ONE

With uPVC double glazed windows to front enjoying a pleasant open outlook and sea glimpses, radiator, power points.

BEDROOM THREE

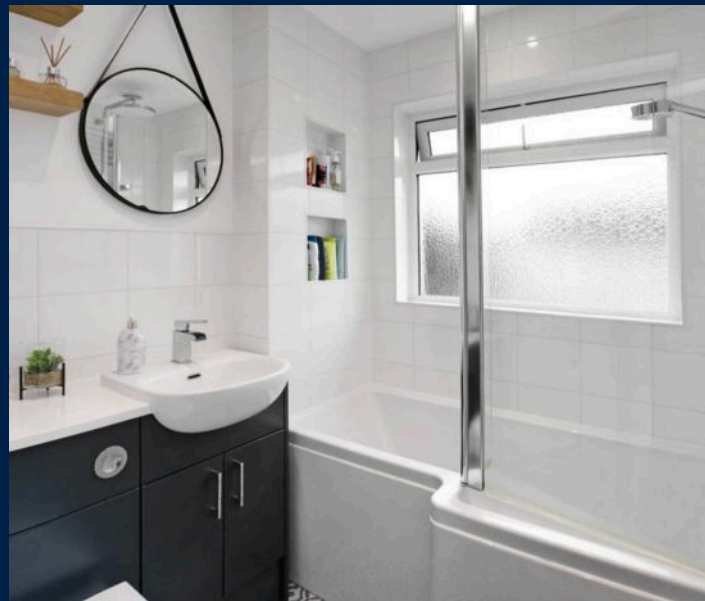
With uPVC double glazed windows to front, radiator, power points, bulk head storage area.

OUTSIDE

The rear garden is fully enclosed with timber fencing. Area of lawn. Timber shed. Also a good sized paved patio area. Outside water tap and power point. Outside, to the front is a gravelled driveway providing PARKING for two vehicles.

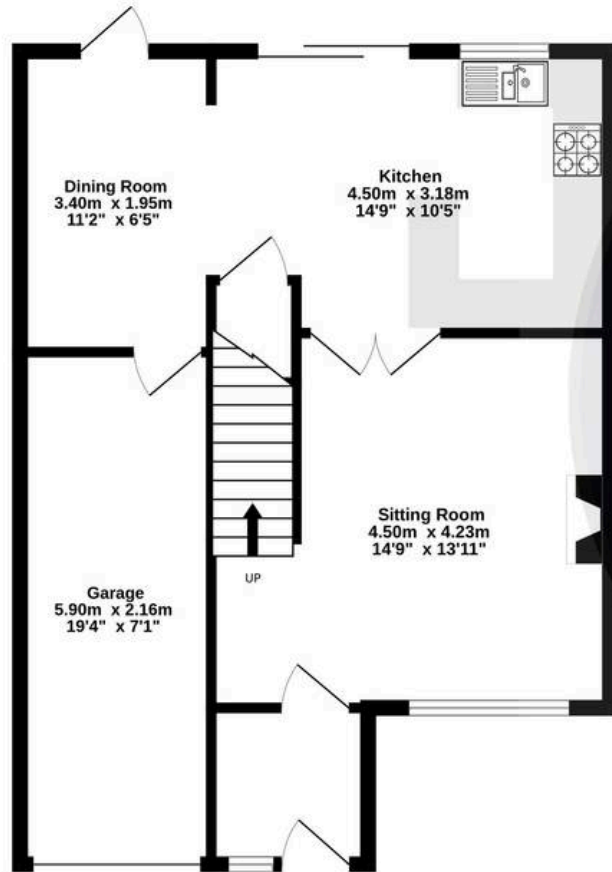
GARAGE

Integral single garage with metal up and over door, power and light.

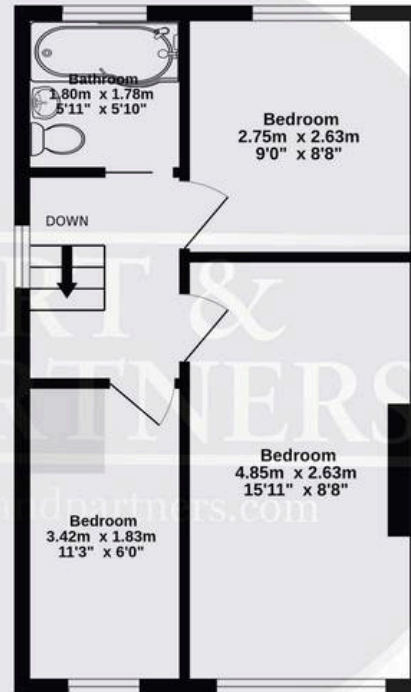




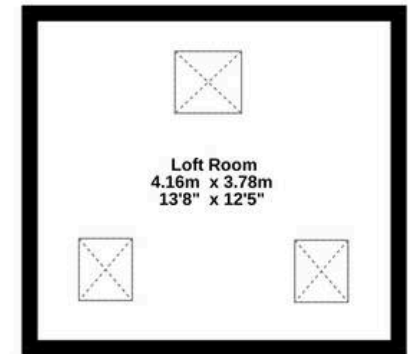
Ground Floor
55.8 sq.m. (601 sq.ft.) approx.



1st Floor
33.5 sq.m. (361 sq.ft.) approx.



2nd Floor
15.7 sq.m. (169 sq.ft.) approx.



TOTAL FLOOR AREA : 105.1 sq.m. (1131 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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