



15 Stonelands Park, Dawlish  
£475,000







## 15 Stonelands Park

Dawlish, Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FANTASTIC FLEXIBLE ACCOMMODATION
- FAMILY BATHROOM AND EN-SUITE TO BEDROOM ONE
- RECEPTION HALL, KITCHEN BREAKFAST ROOM, UTILITY
- ONE GROUND FLOOR BEDROOM, TWO FIRST FLOOR BEDROOMS
- FRONT AND REAR GARDENS
- DETACHED EXTENDED AND MODERNISED CHALET BUNGALOW
- LIVING ROOM DINER, SUN ROOM





Dart & Partners are delighted to bring to the market this fantastic detached chalet bungalow which has been beautifully extended and modernised by the current owner and offers fantastic flexible accommodation briefly comprising; reception hall, kitchen breakfast room, living room diner, sun room, utility room, ground floor bedroom, bathroom, two bedrooms to the first floor, one with en-suite, front and rear gardens, driveway parking. An early viewing comes highly recommended appreciate the high quality accommodation.

EPC Rating: D

#### **RECEPTION HALL**

With doors to principal rooms and stairs rising to first floor. Radiator, power point.

#### **KITCHEN/BREAKFAST ROOM**

With uPVC double glazed windows to front and Facro skylights, a comprehensive range of high gloss wall and base units including breakfast bar, square edge work surface with matching upstand, inset one and a half bowl stainless steel sink drainer, integrated dishwasher, integrated oven and combination oven microwave, induction hob with modern extractor canopy above, useful bin store, two modern vertical column radiators, one conventional radiator, Karndean flooring, space and plumbing for large American style fridge freezer, wine rack. Glazed timber door through to...

#### **LIVING ROOM DINER**

With modern aluminium framed bi-fold doors to rear, Facro skylight to side, three modern vertical column radiators, fireplace housing gas fire, power points, television aerial connection point.

#### **SUN ROOM/CONSERVATORY**

uPVC double glazed double doors opening to rear garden. Radiator, power points.







### **GROUND FLOOR BEDROOM**

With uPVC double glazed window to rear, built in wardrobes, radiator, power points.

### **FAMILY BATHROOM**

With two obscure uPVC double glazed windows to side, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower, glazed shower screen, tiled splash backs, radiator.

### **UTILITY ROOM**

With uPVC double glazed window and door to side, wall and base units with roll top work surface, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler supplying domestic hot water and gas central heating, power points. Door through to...

### **FIRST FLOOR LANDING**

Loft access hatch, radiator.

### **BEDROOM ONE**

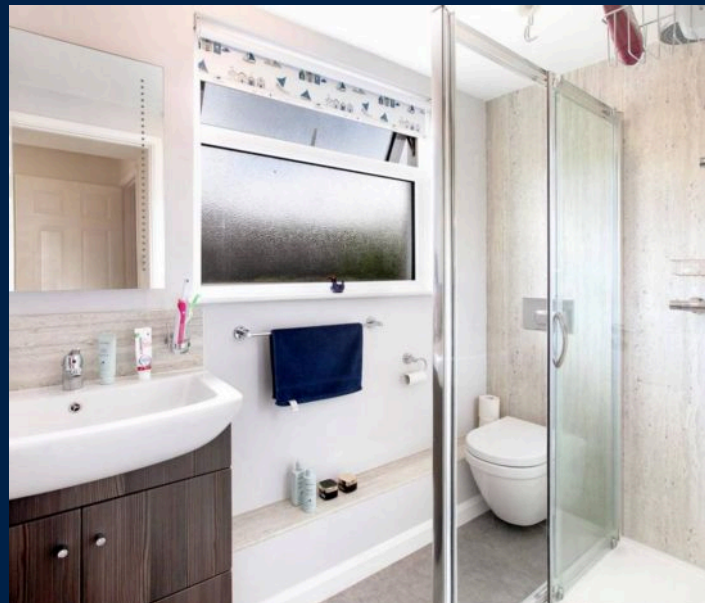
uPVC double glazed window to rear, built in wardrobes, radiator, power points. Door through to...

### **EN-SUITE SHOWER ROOM**

With obscure uPVC double glazed window to side, modern white suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, glazed shower enclosure with mains fed shower and rainwater head, illuminated vanity mirror with shaver socket, chrome ladder heated towel rail.

### **BEDROOM TWO**

uPVC double glazed window to front enjoying a pleasant open outlook, built in wardrobes, door to under eaves storage area, radiator, power points.





### **STUDY/HOME OFFICE**

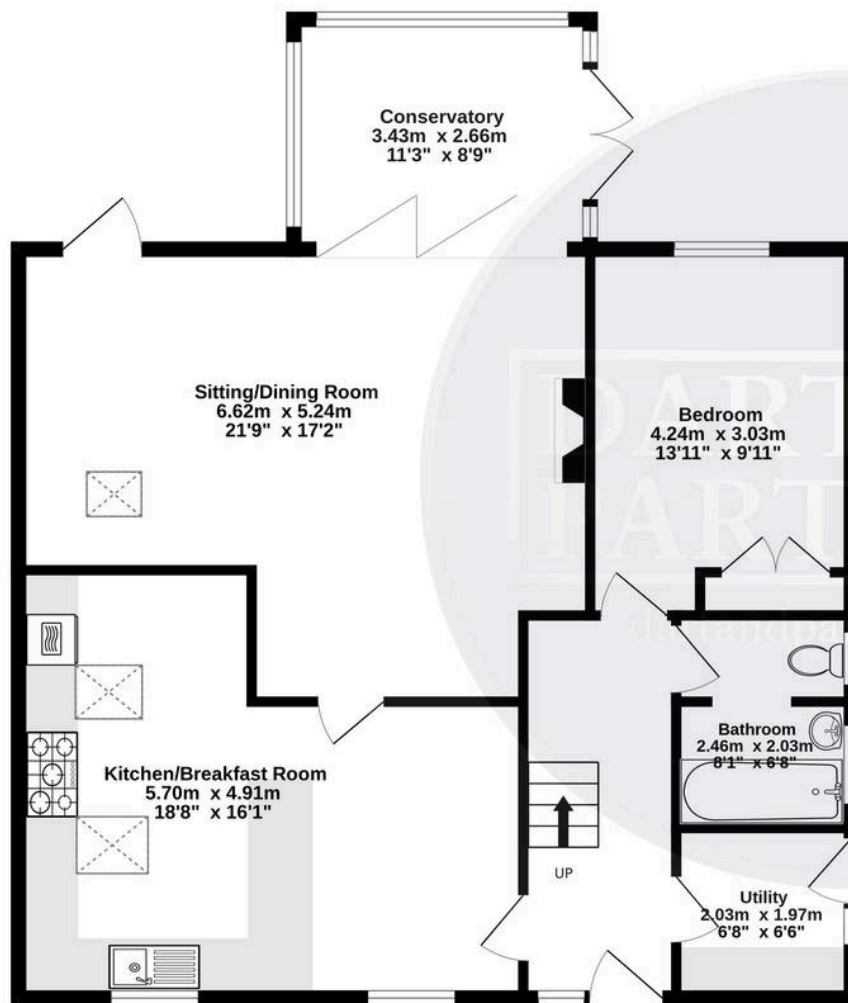
With uPVC double glazed window to side, radiator, power points, telephone socket.

### **OUTSIDE**

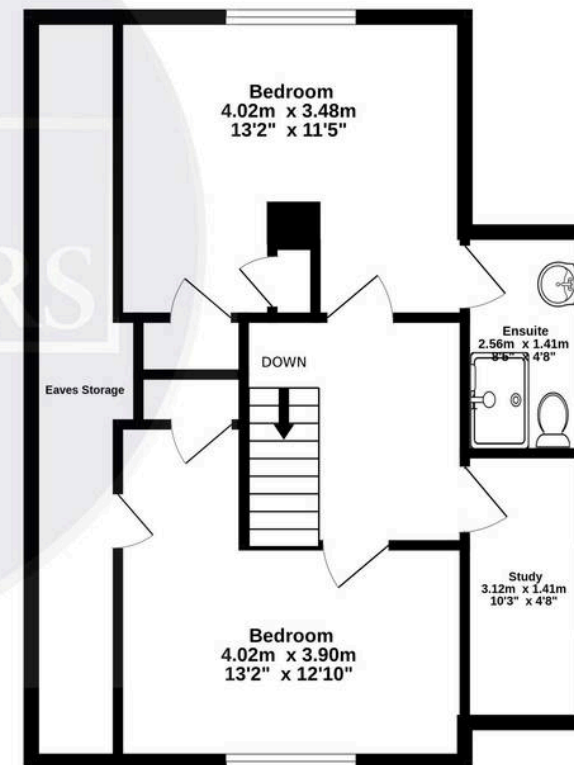
To the front is DRIVEWAY PARKING for two vehicles. The front garden is predominantly laid to lawn. Outside water tap. A timber gate gives access via the side of the property. Two timber sheds. useful area of hardstanding. Partially covered barbecue area. The rear garden is fully enclosed with a predominantly level garden laid to lawn and bordered by a vast array of mature plants and shrubs.



**Ground Floor**  
92.4 sq.m. (994 sq.ft.) approx.



**1st Floor**  
50.9 sq.m. (548 sq.ft.) approx.



**TOTAL FLOOR AREA : 143.3 sq.m. (1542 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.  
Made with Metropix ©2024

