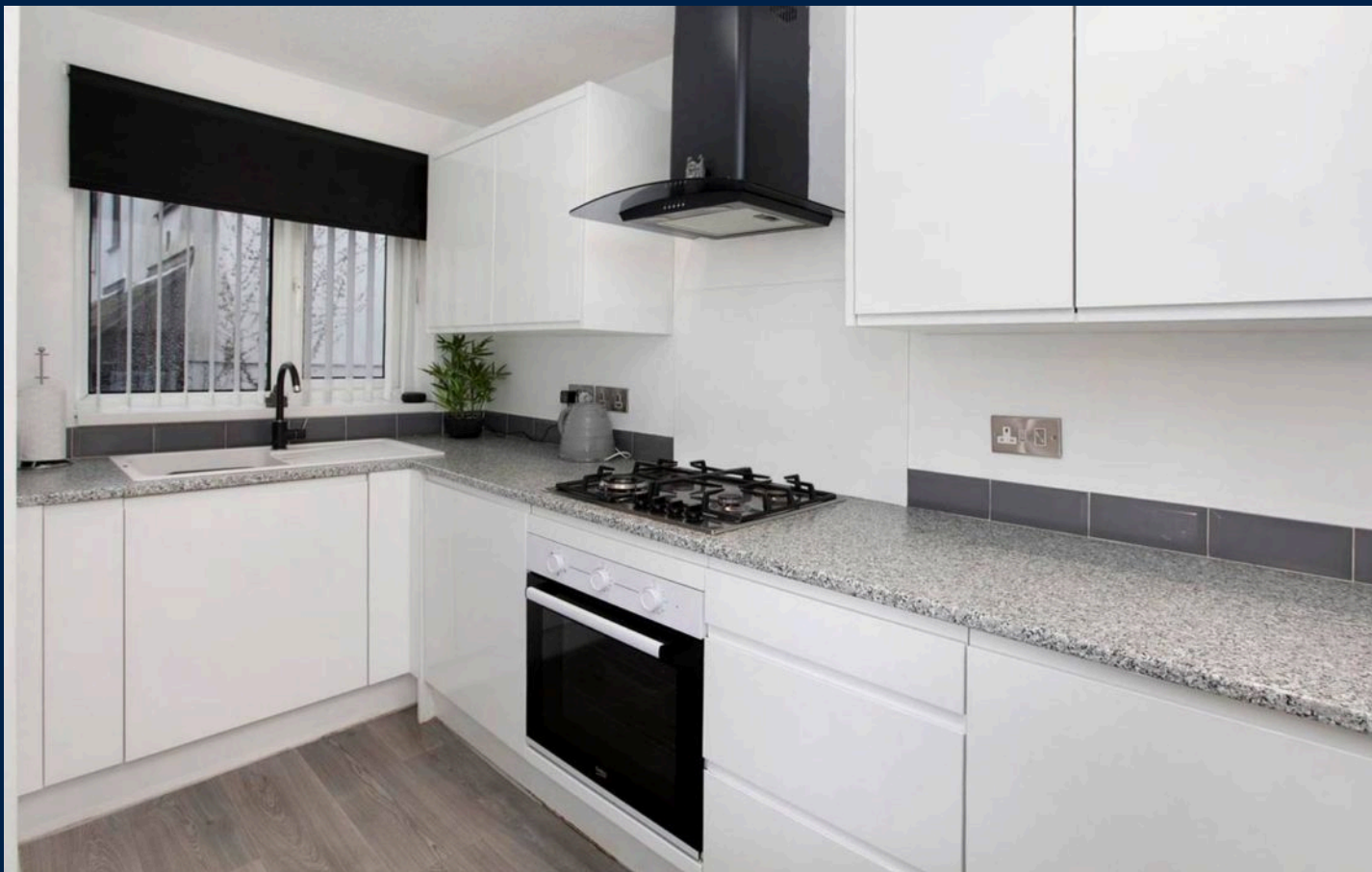




20 Taylor Close, Dawlish

Guide Price **£200,000**

**DART &
PARTNERS**
Established 1971



20 Taylor Close

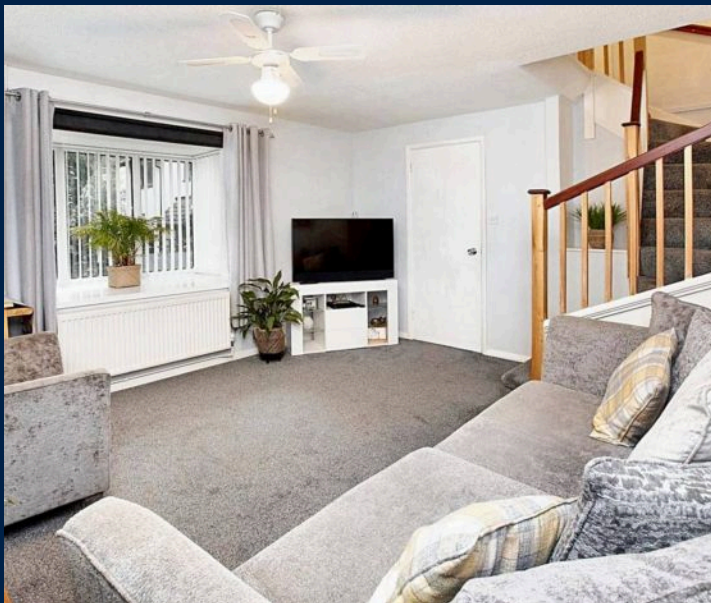
Dawlish, Dawlish

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- RECEPTION HALL
- CLOSE TO OAKLAND PARK AND WOODLAND
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- DELIGHTFUL PROPERTY SITUATED IN FAVOURED LOCATION
- MODERN FITTED KITCHEN
- LIVING ROOM DINER
- GARDEN AND ALLOCATED PARKING
- TWO BEDROOMS, FAMILY BATHROOM
- IDEAL FIRST TIME BUY OR INVESTMENT



An exciting opportunity to purchase this delightful two bedroom property situated in a favoured location on the southern outskirts of town, close to Oakland Park and woodland. The well presented accommodation briefly comprises; reception hall, modern fitted kitchen, living room diner, two bedrooms, family bathroom, uPVC double glazing and gas central heating. Garden and allocated parking space. a fantastic first time buy or investment. An early viewing comes highly recommended.

EPC Rating: D

RECEPTION HALL

With doors to principal rooms. Wall mounted consumer unit. door to useful storage cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating. Power point. Door to large under stairs storage cupboard, power point. Door through to...

KITCHEN

Newly installed modern fitted kitchen with uPVC double glazed window to front, range of matching high gloss wall and base units with roll top work surface over, inset composite sink drainer, integrated electric oven, four burner gas hob with extractor canopy above, power points, integrated fridge and freezer, integrated washing machine, ceiling spotlights. Door through to...

LIVING ROOM

With large uPVC double glazed bay window to front, radiator, power points, two television aerial connection points, stairs rising to first floor.

FIRST FLOOR LANDING

With loft access hatch, power point.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points.





BATHROOM

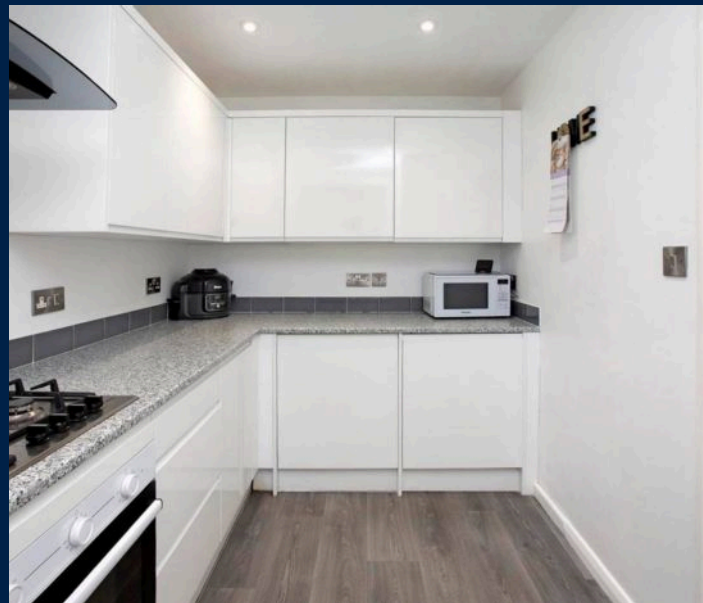
Obscure uPVC double glazed window to front, white suite comprising close coupled WC, pedestal wash basin, panelled bath with wall mounted electric shower, glazed shower screen, radiator, tiled splash backs, extractor fan.

BEDROOM TWO

uPVC double glazed window to front, radiator, power points.

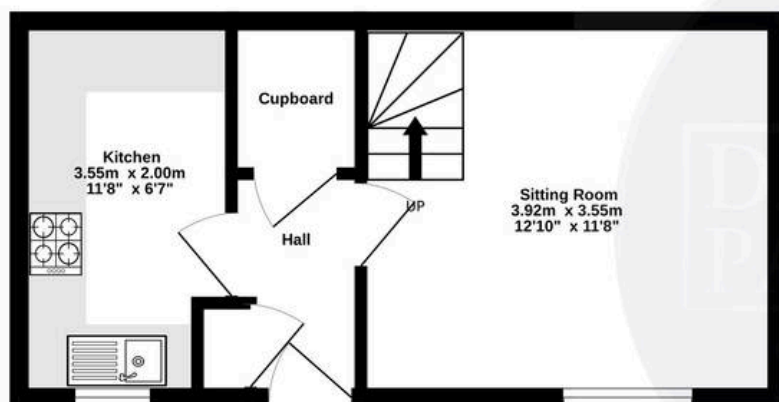
OUTSIDE

One ALLOCATED PARKING SPACE. Small front garden predominantly laid to lawn bordered by fencing. Small storage shed with power.

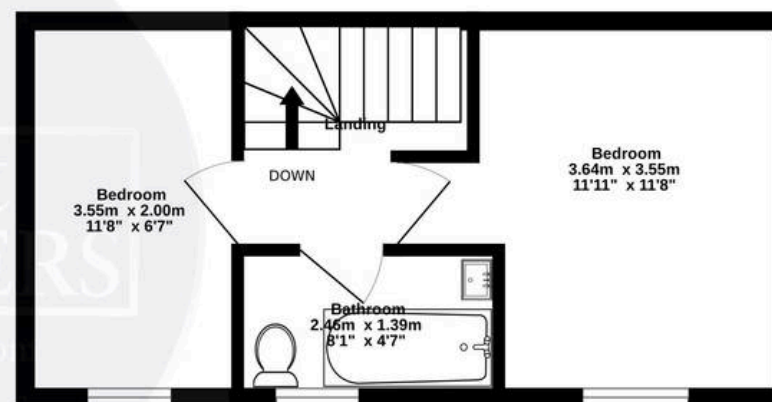




Ground Floor
25.3 sq.m. (273 sq.ft.) approx.



1st Floor
25.3 sq.m. (273 sq.ft.) approx.



TOTAL FLOOR AREA : 50.7 sq.m. (546 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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