



3 Haldon Terrace, Dawlish

Guide Price £475,000

DART &
PARTNERS

Established 1971



3 Haldon Terrace

Dawlish, Dawlish

Council Tax band: E

Tenure: Freehold

- GRADE II LISTED TOWN HOUSE
- CLOSE TO TOWN CENTRE
- SITTING ROOM, DINING ROOM
- KITCHEN/FAMILY ROOM, UTILITY
- SIX BEDROOMS
- BATHROOM
- TWO SHOWER ROOMS
- CELLAR
- MANY ORIGINAL FEATURES



Dart & Partners are pleased to bring to the market this beautiful Grade 2 listed Georgian town house sitting in a private drive of nine homes close to the town centre enjoying a southerly aspect and benefitting from two allocated parking spaces, a lovely private courtyard garden plus use of communal garden. Accommodation briefly comprising; sitting room, dining room, kitchen family room, utility room, six bedrooms, four cloakrooms/bathrooms, cellar. Two allocated parking spaces. An internal viewing comes highly recommended to appreciate the generous accommodation on offer. Covered veranda. Timber front door leading into...

RECEPTION PORCH

With coat hanging rail. An obscure glazed door gives access to...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, radiator.

SITTING ROOM

With sash window to front with original shutters, stunning marble fireplace with tiled hearth and surround, radiator, power points, television aerial connection point.

DINING ROOM

With sash window to rear, original shutters, radiator, power points.

SHOWER ROOM

Obscure uPVC double glazed window to side, white suite comprising close coupled WC, inset wash hand basin into vanity unit, walk-in glazed shower enclosure with wall mounted electric shower, tiled splash backs.

KITCHEN FAMILY ROOM

uPVC double glazed window and door to side leading to private courtyard garden, matching range of high gloss wall and base units with roll top work surface over, inset composite sink drainer, space and plumbing for gas range cooker with extractor canopy above, anthracite heated towel rail, television aerial connection point. Door through to...





UTILITY ROOM

With a range of matching wall and base units with roll top work surface and matching upstand, inset one and a half bowl stainless steel sink drainer, space and plumbing for washing machine, tumble dryer, dishwasher and fridge freezer, two aluminium framed double glazed windows to rear with secondary glazing, wall mounted gas boiler supplying domestic hot water and gas central heating, extractor fan.

FIRST FLOOR LANDING

Door to...

SHOWER ROOM

Sash window to side aspect, white suite comprising concealed cistern WC, inset wash hand basin into vanity unit, walk-in shower enclosure with mains fed shower, tiled splash backs.

AIRING CUPBOARD

Large airing cupboard with hanging rail and radiator. With shelving.

MAIN LANDING

Radiator, power point. Door through to...

BEDROOM

Sash window to front enjoying a pleasant open outlook, radiator, power points, wash hand basin set into vanity unit.

BEDROOM

Sash window to rear, radiator, power points.

BEDROOM

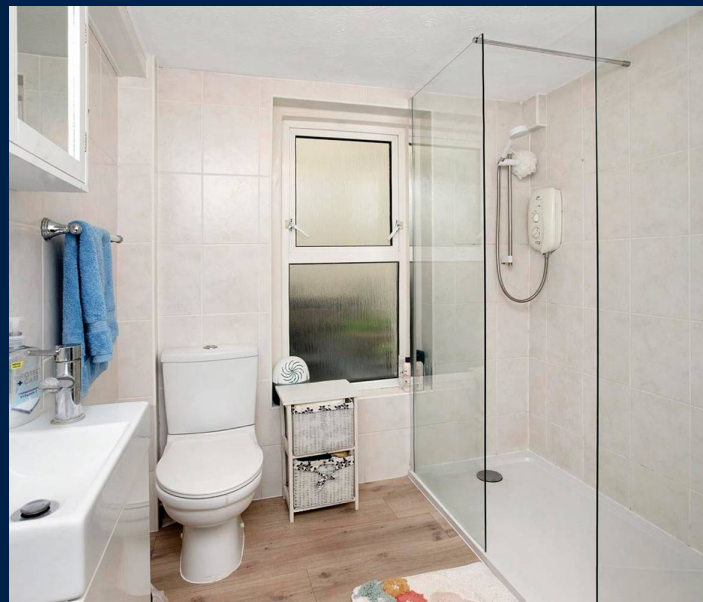
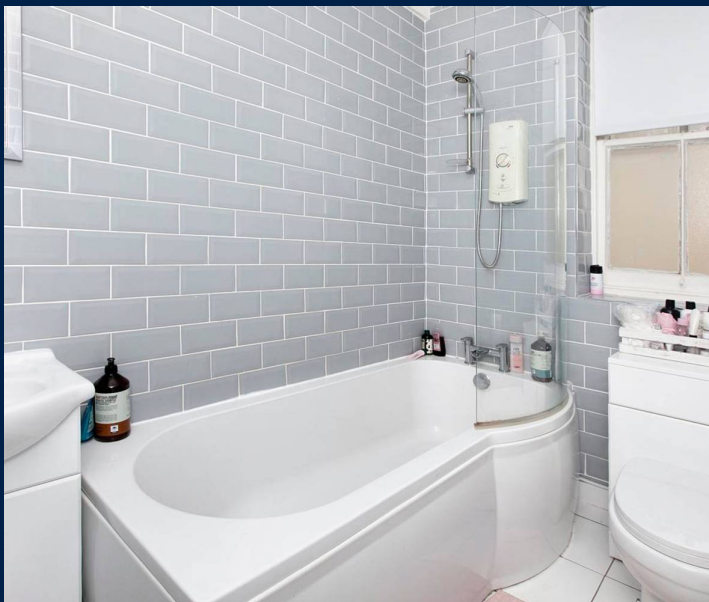
Sash window to front aspect, range of built in cupboards, radiator, power points, inset wash hand basin into vanity unit with tiled splash backs.

BATHROOM

White suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, panelled P-shaped bath with curved shower screen, wall mounted Mira electric shower, tiled splash backs, obscure sash window to side, radiator, extractor fan.

BEDROOM

Sash window to side, uPVC double glazed door giving access to BALCONY. Two radiators, power points, wash



BEDROOM

Sash window to side, uPVC double glazed door giving access to BALCONY. Two radiators, power points, wash hand basin into unit.

SECOND FLOOR HALF LANDING

Attractive stained glass sash window to rear.

SECOND FLOOR

MASTER BEDROOM

Sash window to front, original fireplace, wash hand basin inset into vanity unit, radiator, power points. Archway through to...

DRESSING ROOM/BEDROOM

Sash window to front, radiator, power points. Some sea glimpses.

CLOAKROOM

Close coupled WC, wall mounted corner wash hand basin, extractor fan.

BEDROOM

Sash window to rear, radiator, power points, wash hand basin into vanity unit.

CELLAR/BASEMENT

ROOM ONE

Radiator, power points. Ideal gym. Door to...

WINE CELLAR

With original shelving.

GAMES ROOM/CINEMA ROOM

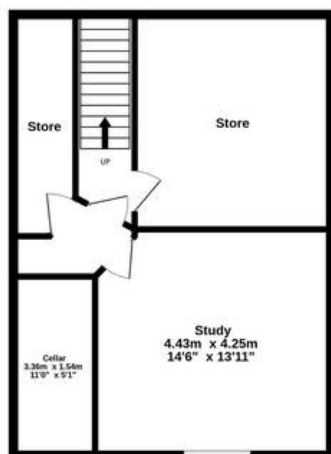
uPVC double glazed window to front, radiator, power points.

OUTSIDE

The enclosed courtyard has composite decking with a wrought iron staircase descending from a balcony seating area, forming a fire escape from the rear bedroom. Door to OUTSIDE WC with high level WC. A pedestrian gate gives access to a communal area. Two allocated parking spaces to the Front.



Cellar
49.5 sq.m. (533 sq.ft.) approx.



Ground Floor
84.0 sq.m. (904 sq.ft.) approx.



1st Floor
86.3 sq.m. (929 sq.ft.) approx.



2nd Floor
54.3 sq.m. (584 sq.ft.) approx.



TOTAL FLOOR AREA : 274.0 sq.m. (2950 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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