



Howard Close, Dawlish

Guide Price £170,000

DART &
PARTNERS

Established 1971



4 Howard Close

Dawlish, Dawlish

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- COACH HOUSE SITUATED IN A TUCKED AWAY LOCATION WITHIN EASY REACH OF DAWLISH TOWN CENTRE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- OFFERING GENEROUS ACCOMMODATION
- ENTRANCE HALL, OPEN PLAN LIVING KITCHEN DINER
- TWO BEDROOMS
- BATHROOM
- DOUBLE GLAZING AND ELECTRIC HEATING
- GARDEN, ALLOCATED PARKING SPACE
- AN IDEAL FIRST TIME BUY, HOLIDAY HOME OR HOLIDAY LET



Offered to the market with NO ONWARD CHAIN is this charming two bedroom coach house situated in a tucked away location within easy reach of Dawlish town centre, offering generous accommodation briefly comprising; entrance hall, open plan living kitchen diner, two bedrooms, bathroom, double glazing and electric heating. Garden. Allocated parking space. An ideal first time buy. Obscure glazed timber front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Coat hanging hooks, cupboard housing consumer unit and electric meter. Door through to...

LIVING ROOM KITCHEN DINER

Dual aspect with timber framed double glazed windows to front and rear.

LIVING ROOM AREA

With wall mounted night storage heater, power points, TV aerial connection point.

KITCHEN

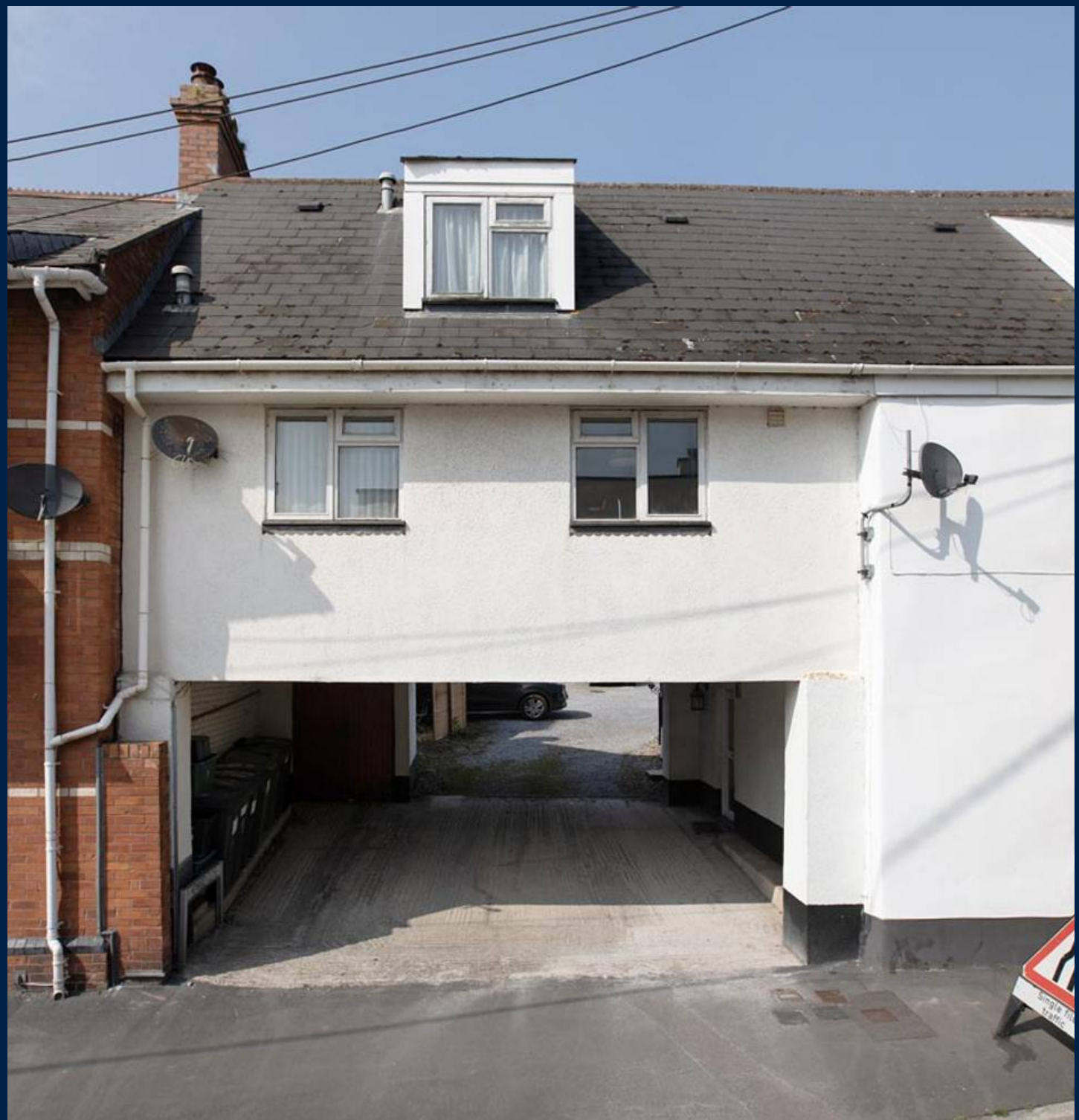
With a range of matching country style wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four ring electric hob with stainless extractor above, space for fridge freezer, space and plumbing for washing machine and tumble dryer, tiled splash backs, power points.

BEDROOM TWO

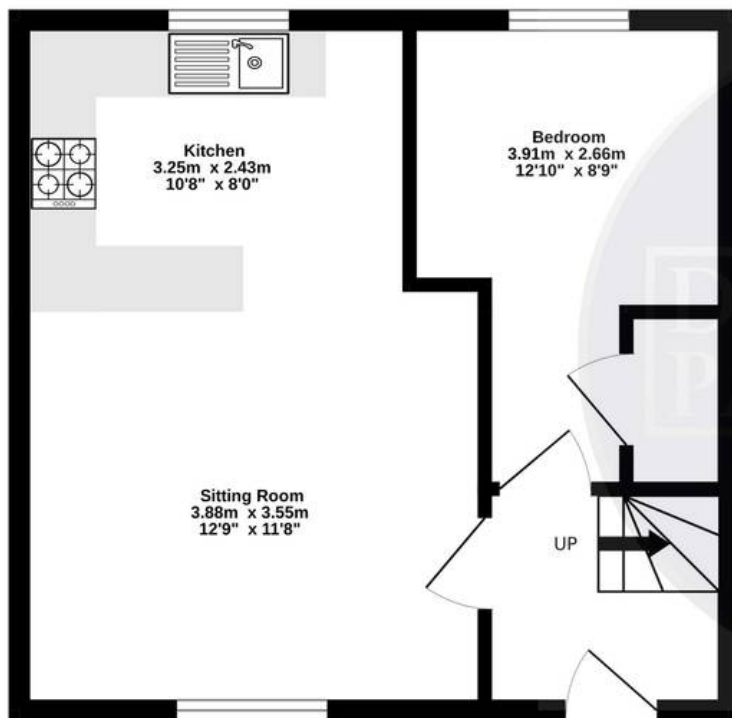
Timber framed double glazed window to front, wall mounted night storage heater, power points, useful under stairs storage cupboard.



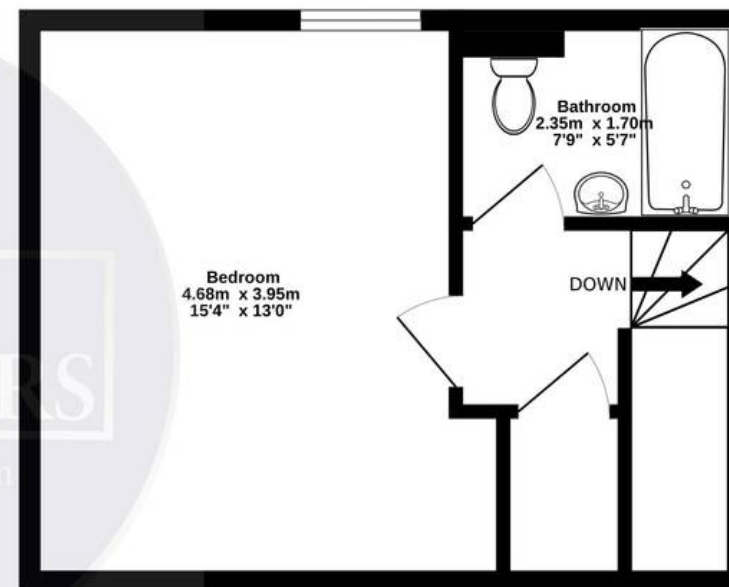




1st Floor
34.0 sq.m. (366 sq.ft.) approx.



2nd Floor
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA : 61.4 sq.m. (661 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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