



Casablanca Old Town Street, Dawlish

Guide Price £260,000

DART &
PARTNERS
Established 1971



Casablanca Old Town Street

Dawlish

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A LOVELY END OF TERRACE TOWN CENTRE PROPERTY
- RECEPTION HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- COURTYARD GARDEN
- WC/UTILITY
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOLAR PANELS



A wonderful opportunity to purchase this lovely three bedroom end of terrace town centre property with a courtyard garden. Accommodation briefly comprises; reception hall, sitting room, dining room, kitchen, three bedrooms, shower room, courtyard garden, WC/utility. uPVC double glazing, gas central heating, solar panels. An early viewing comes highly recommended.

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Power points. Multi-paned door through to the...

SITTING ROOM

With uPVC double glazed sash window to front. Feature fireplace with timber mantle and inset electric fire. Ample power points. TV aerial connection point. Radiator. Obscure uPVC double glazed door giving access to the rear courtyard. High level cupboard housing electric meter and consumer unit.

DINING ROOM

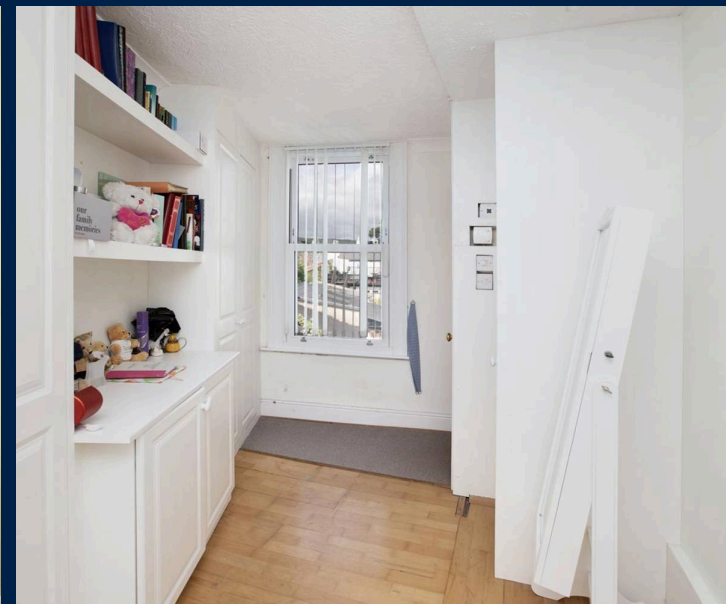
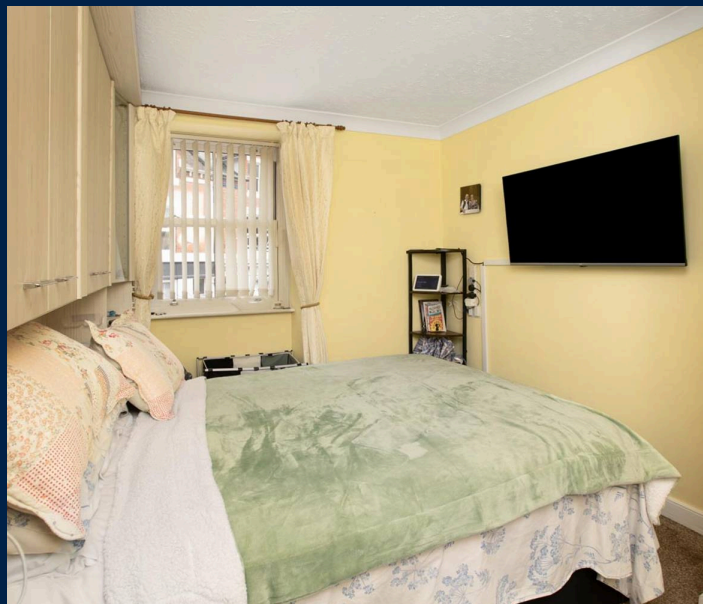
With uPVC double glazed sash window to front. Feature fireplace with timber mantle. Radiator, power points. A lift gives access up to the master bedroom on the first floor. Telephone socket.

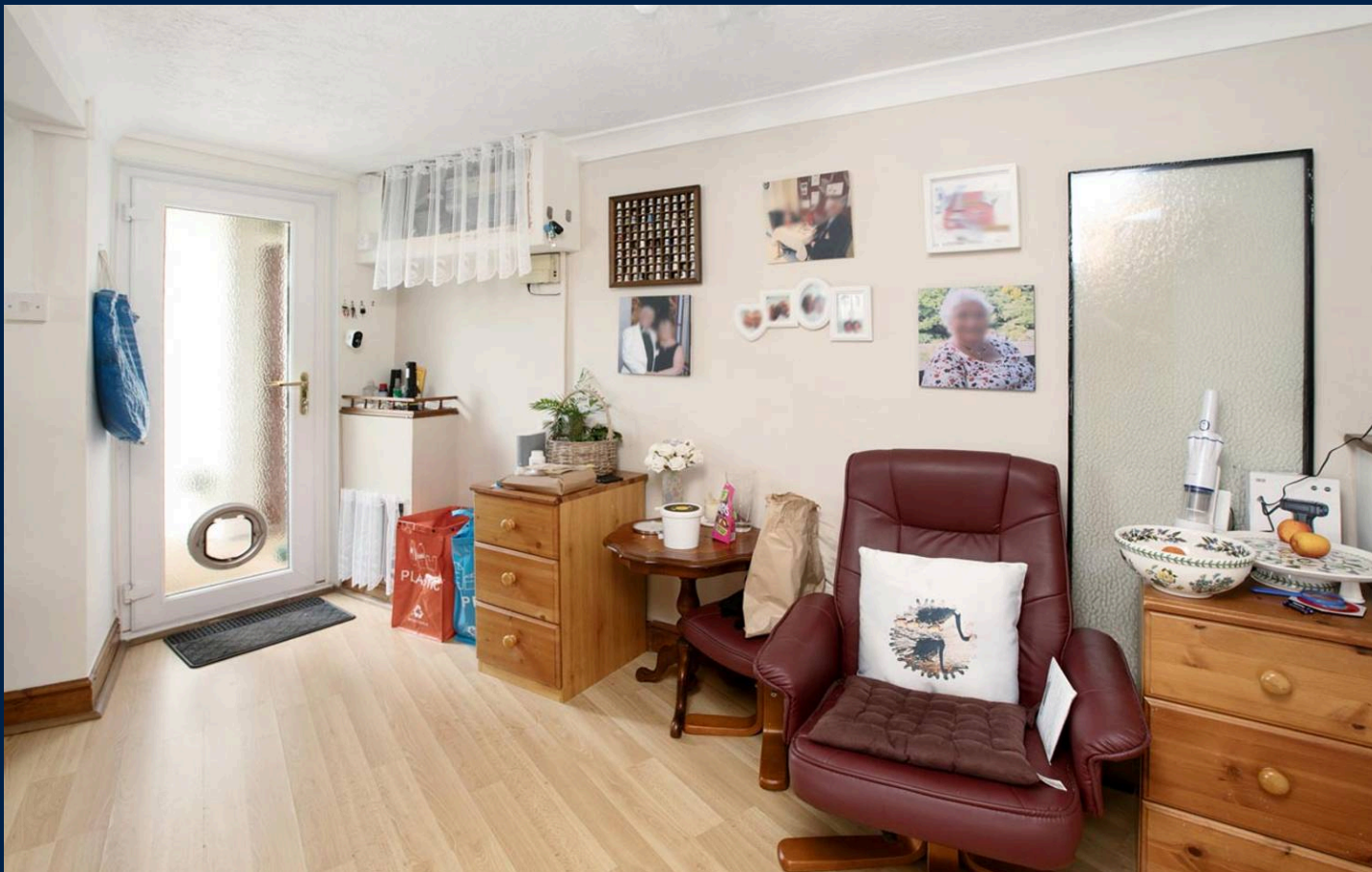
KITCHEN

With uPVC double glazed window and skylight to side, matching range of wall and base units with rill top work surface over, inset one and a half bowl composite sink drainer, integrated electric oven, four ring electric hob with extractor above, space for fridge freezer, power points, useful under stairs storage cupboard, radiator.

FIRST FLOOR LANDING

Power points.





BEDROOM ONE

With uPVC double glazed sash window to front. Radiator, power points.

BEDROOM TWO

With uPVC double glazed sash window to front. Built in wardrobes. Radiator, power point. Loft access hatch.

BEDROOM THREE/OFFICE

With uPVC double glazed sash window to side. Range of built in wardrobes and desk with integral shelving. Radiator, power points.

SHOWER ROOM

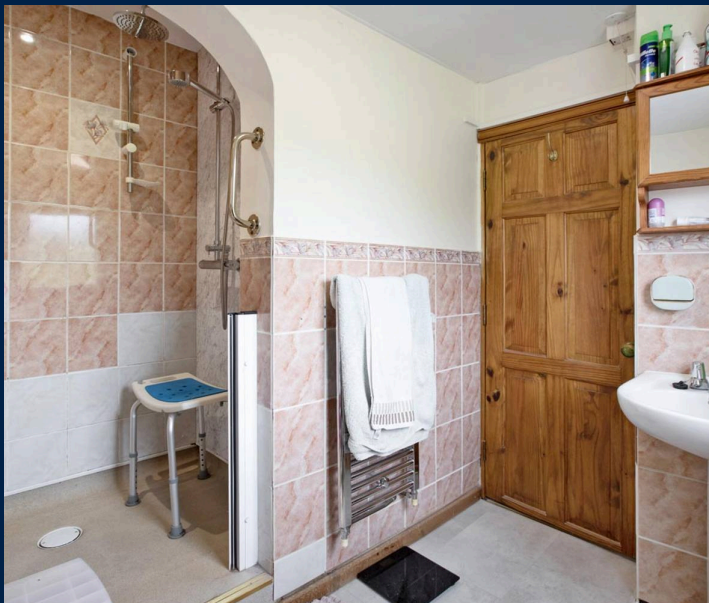
With obscure uPVC double glazed window to rear. White suite comprising close coupled WC, pedestal wash hand basin, tiled shower enclosure with mains fed shower, extractor fan, shaver socket, radiator, tiled splash backs, chrome ladder heated towel rail.

OUTSIDE

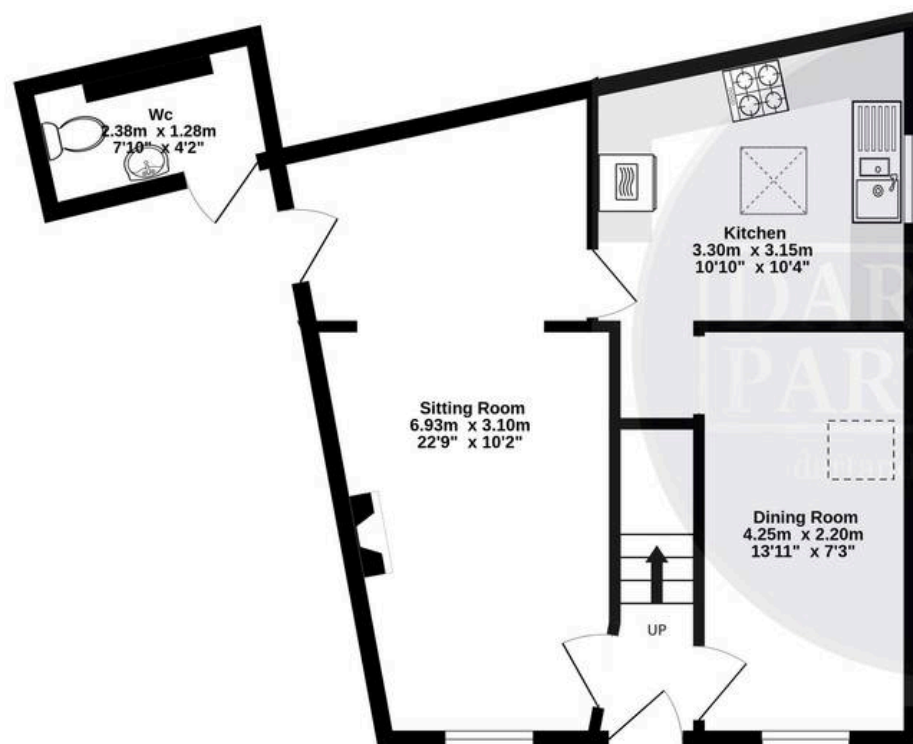
Enclose rear courtyard with wrought iron gate giving access out onto Regent Street. Space for garden furniture, garden store Bins and recycling. Raised planter containing some mature plants and shrubs. Twin outside power socket and water tap. Timber stable door opening to a CLOAKROOM/UTILITY with space and plumbing for a washing machine, close coupled WC, wall mounted wash hand basin, power points.

SOLAR PANELS

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



Ground Floor
43.1 sq.m. (464 sq.ft.) approx.



1st Floor
41.4 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA : 84.5 sq.m. (909 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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