



26 Roscoff Road, Dawlish

Guide Price **£290,000**

**DART &
PARTNERS**
Established 1971



26 Roscoff Road

Dawlish, Dawlish

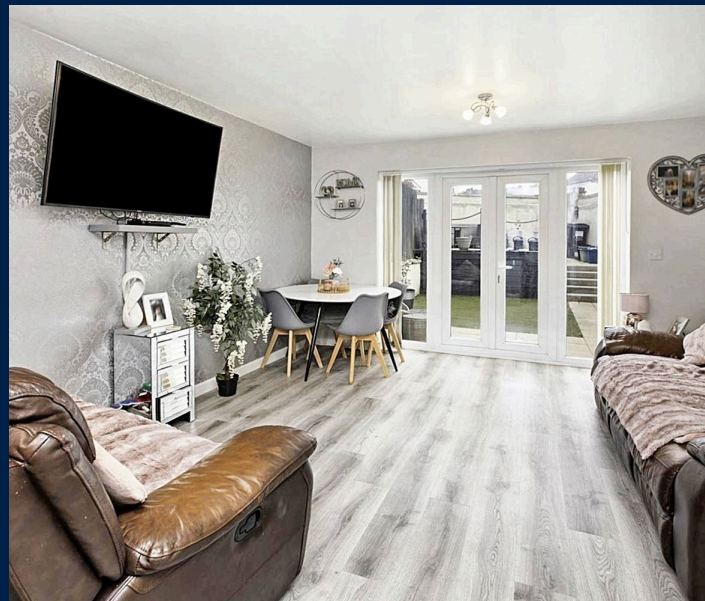
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A LOVELY THREE STOREY END OF TERRACE TOWN HOUSE
- RECEPTION HALL, KITCHEN DINING/FAMILY ROOM
- FIRST FLOOR LIVING ROOM/BEDROOM
- THREE DOUBLE BEDROOMS (MASTER EN-SUITE)
- FAMILY BATHROOM, GROUND FLOOR CLOAKROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- ENCLOSED GARDEN, GARAGE AND PARKING
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED



A wonderful opportunity to purchase this lovely three double bedroom, three storey end of terrace town house with an enclosed garden, garage and parking. Flexible accommodation briefly comprises; reception hall, kitchen dining/family room, first floor living room/bedroom, three double bedrooms (master en-suite), family bathroom, ground floor cloakroom, uPVC double glazing and gas central heating. 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. uPVC double glazed window to side. Power points, telephone socket, wall mounted consumer unit, radiator. Door to...

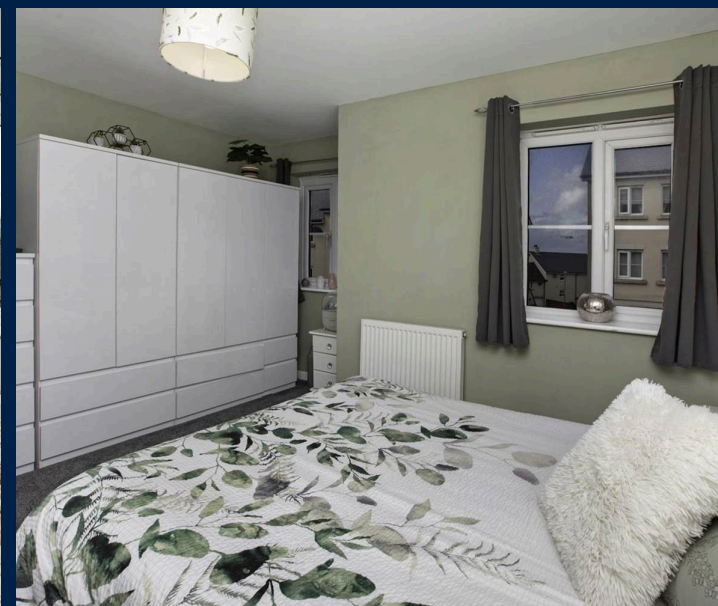
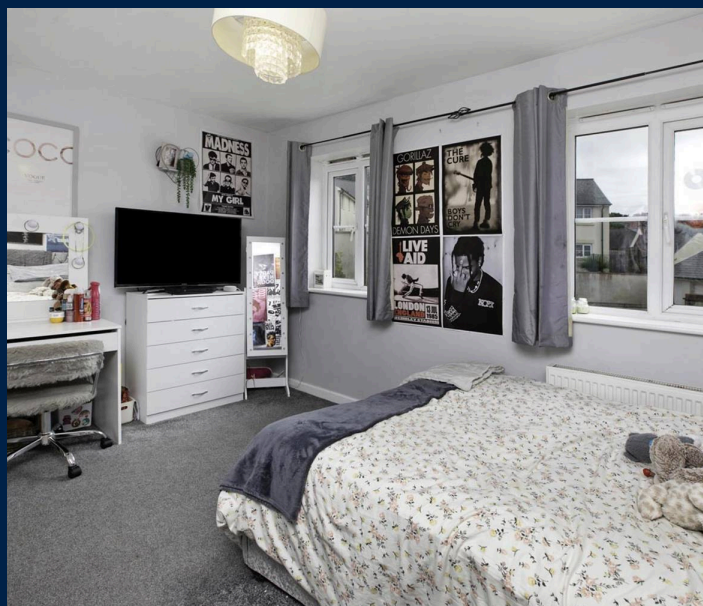
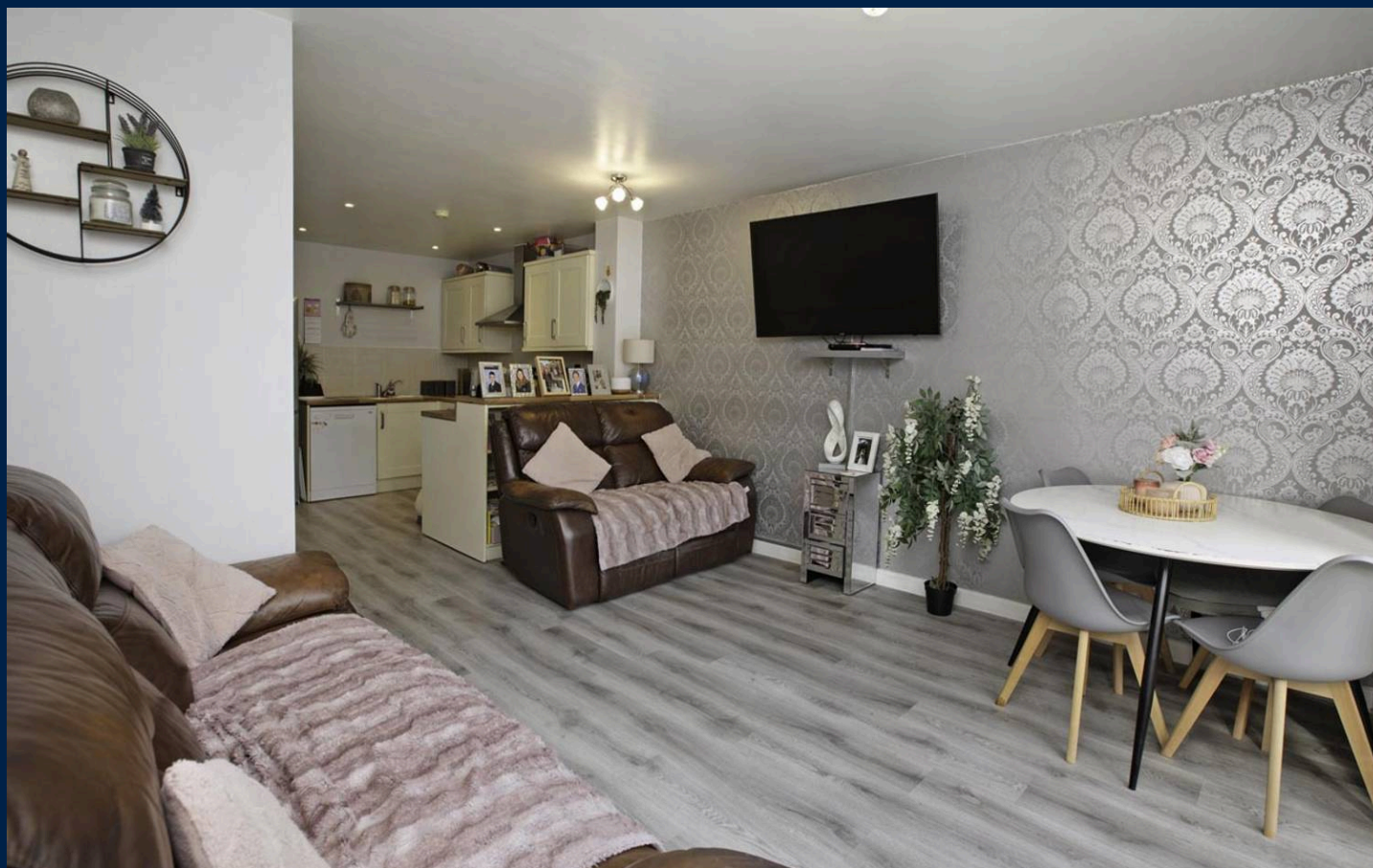
CLOAKROOM

With obscure uPVC double glazed window to front. White suite comprising low level WC, pedestal wash basin, tiled splash back, white ladder towel rail, wall mounted gas boiler supplying domestic hot water and gas central heating.

Glazed timber door through to the...

OPEN PLAN KITCHEN DINING/FAMILY ROOM

KITCHEN AREA with matching range of shaker style wall and base units with timber effect roll top work surface over, integrated electric oven, four burner gas hob with stainless steel extractor canopy above, inset stainless steel sink drainer, space and plumbing for dishwasher, space for upright fridge freezer, tiled splash backs, space and plumbing for washing machine, radiator, power points, useful under stairs storage cupboard with power points, space for dining table and sofas etc, uPVC double doors and matching side windows out to the rear garden, power points, radiator.





FIRST FLOOR LANDING

Radiator, power points.

BEDROOM ONE

With two uPVC double glazed windows to front. Radiator, power points. Door to...

EN-SUITE SHOWER ROOM

White suite comprising close coupled WC, pedestal wash basin, glazed shower enclosure with tiled splash backs and wall mounted electric shower, shaver socket, chrome ladder heated towel rail.

BEDROOM TWO

With two uPVC double glazed windows to rear. Radiator, power points.

SECOND FLOOR LANDING

Power points. Door to...

FAMILY BATHROOM

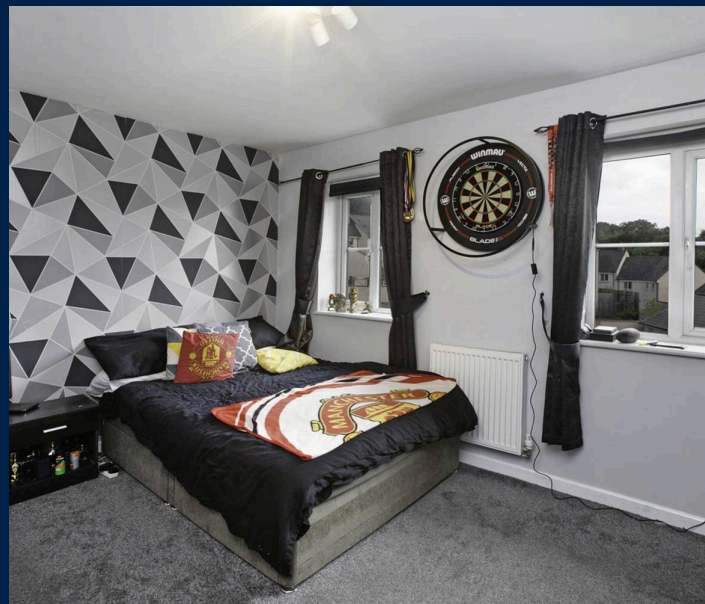
White suite comprising close coupled WC, pedestal wash basin, panelled bath with wall mounted mains fed shower, folding glazed shower screen, tiled splash backs, extractor fan, chrome ladder heated towel rail.

BEDROOM THREE

With two uPVC double glazed windows to front. Built in wardrobe. Radiator, power points.

BEDROOM FOUR

With two uPVC double glazed windows to rear enjoying a pleasant outlook over the rolling countryside beyond. Radiator, power points. Loft access hatch.

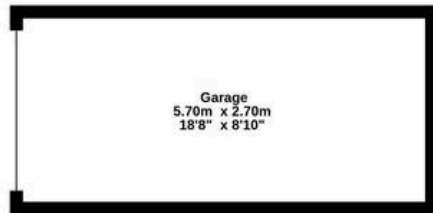


OUTSIDE

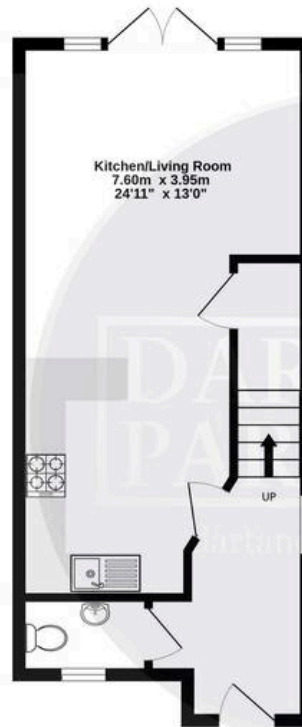
To the rear there is an enclosed garden enjoying a good degree of privacy and safety for children and/or pets. There is an area of paved patio and astro turf with a raised decked seating area perfect for alfresco dining. A timber gate leads out to the ALLOCATED PARKING SPACE and GARAGE which is situated in a block, with metal up and over door.



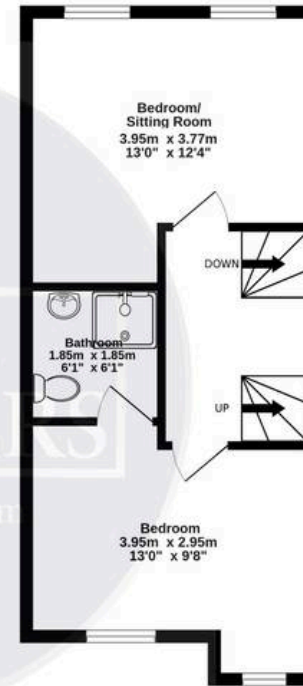
Garage
15.4 sq.m. (166 sq.ft.) approx.



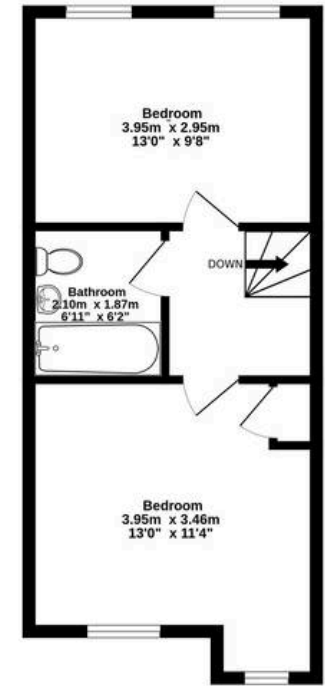
Ground Floor
35.2 sq.m. (379 sq.ft.) approx.



1st Floor
34.6 sq.m. (373 sq.ft.) approx.



2nd Floor
34.4 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 119.6 sq.m. (1288 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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