



9 Roscoff Road, Dawlish
£290,000

DART &
PARTNERS
Established 1971



9 Roscoff Road

Dawlish, Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DECEPTIVELY SPACIOUS MODERN THREE/FOUR BEDROOM TERRACED TOWN HOUSE
- OFFERING FLEXIBLE ACCOMMODATION OVER THREE LEVELS
- RECEPTION HALL, CLOAKROOM
- KITCHEN DINER FAMILY ROOM, SITTING ROOM
- THREE BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM)
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE AND PARKING, EV CHARGER
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING



An exciting opportunity to purchase this deceptively spacious modern three/four bedroom terraced town house offering flexible accommodation briefly comprising; reception hall, cloakroom, kitchen diner family room, sitting room, three bedrooms (master with en-suite shower room), family bathroom, enclosed rear garden, garage and parking, EV charger, gas central heating and uPVC double glazing.

An early viewing comes highly recommended.

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, uPVC double glazed window to front, radiator, power points, telephone socket.

CLOAKROOM

With obscure uPVC double glazed window to front, white suite comprising low level WC, pedestal wash hand basin, extractor fan, wall mounted gas boiler in cupboard, wall mounted consumer unit, radiator.

KITCHEN DINER FAMILY ROOM

With uPVC double doors and matching side windows leading out to the rear garden. Comprehensive range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated eye level electric double oven, four burner gas hob with stainless steel extractor canopy above, integrated fridge freezer, integrated washing machine, tiled splash backs, useful under stairs storage cupboard, radiator, power points, space for dining table and chairs. FAMILY ROOM AREA with radiator, power points, TV aerial connection point.

FIRST FLOOR LANDING

Radiator, power points. Door to...





FAMILY BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin, panelled bath with mains fed shower and glazed shower screen, tiled splash backs, chrome ladder heated towel rail, extractor fan.

BEDROOM/OFFICE

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

SITTING ROOM

With two uPVC double glazed windows to rear, two radiators, power points, TV aerial connection point.

SECOND FLOOR LANDING

With loft access hatch. Power points. Door to airing cupboard with pressurised hot water cylinder and timber slatted shelving.

BEDROOM

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

BEDROOM ONE

With uPVC double glazed window to rear enjoying far reaching countryside views. Radiator, power points, built in wardrobes. Door to...

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin, glazed quadrant shower enclosure with mains fed shower, extractor fan, chrome ladder heated towel rail, tiled splash backs, shaver socket.

OUTSIDE

To the rear is a fully enclosed garden with shiplap fencing. There is a good sized area of paved patio, perfect for outside furniture. Steps lead down to a further area of garden which is predominantly laid to astro turf

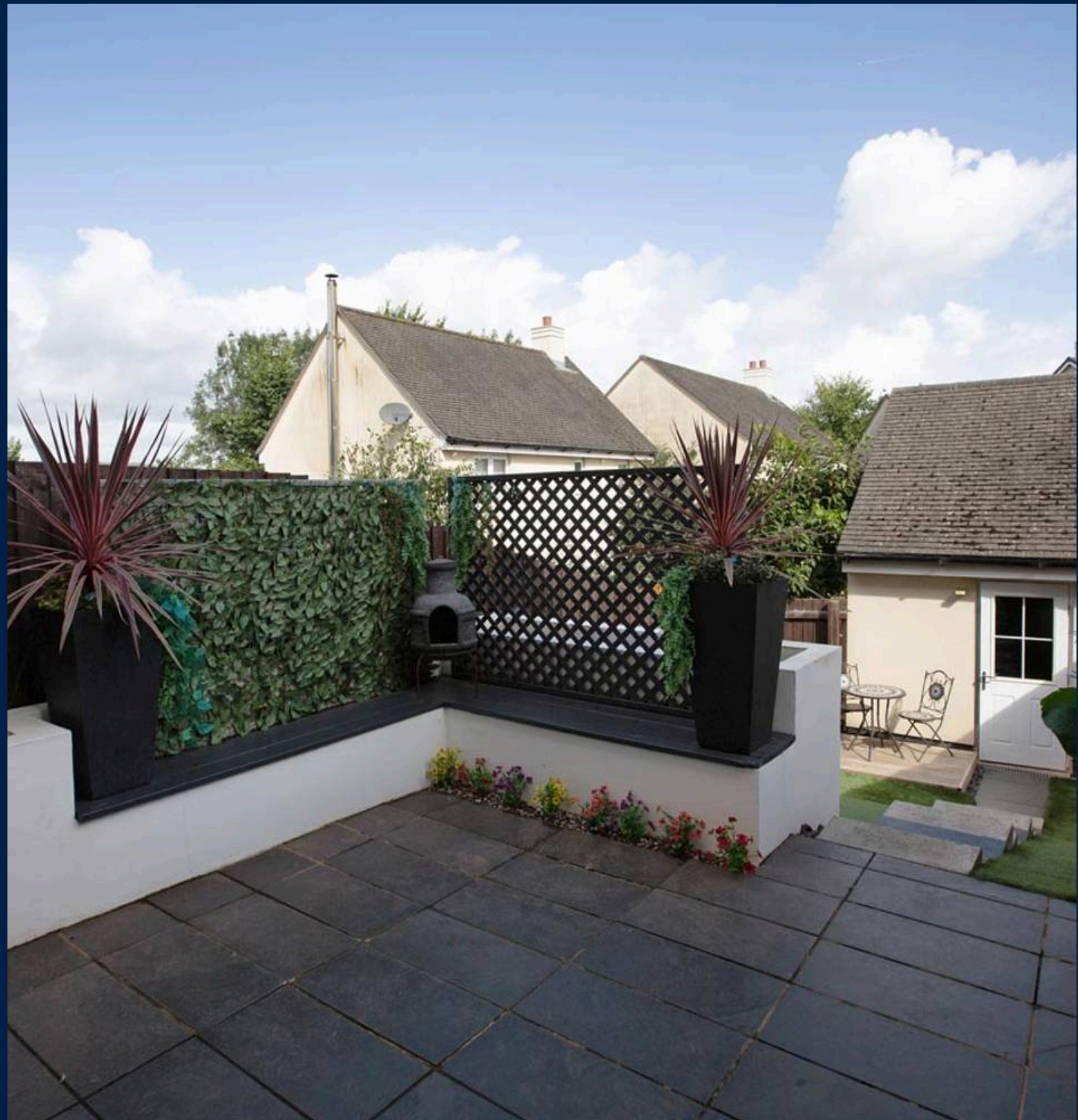


with a small area of timber decking, perfect for a bistro table and chairs. To the rear there is also a wind-out sun awning.

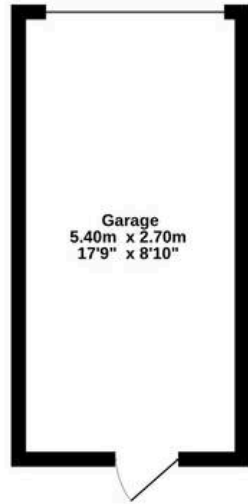
A glazed composite door gives access into the rear of the GARAGE. EV charger to the side of the garage where there is also an ALLOCATED PARKING SPACE.

GARAGE

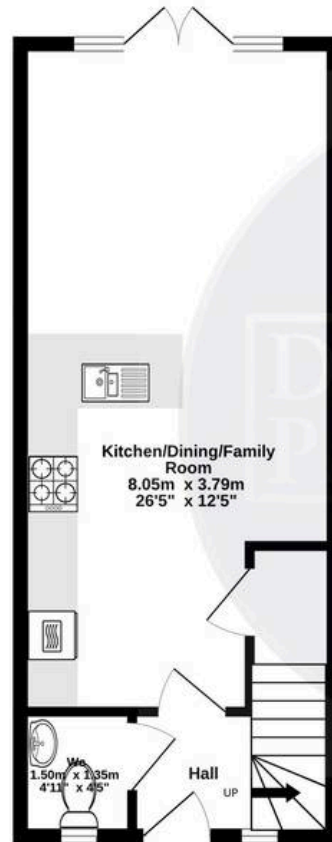
With metal up and over door, power and light.



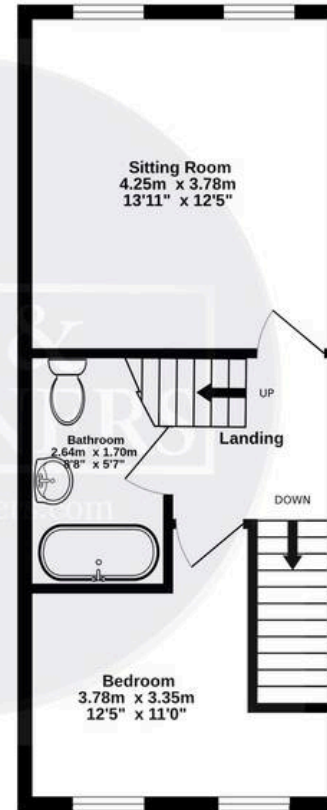
Garage
14.6 sq.m. (157 sq.ft.) approx.



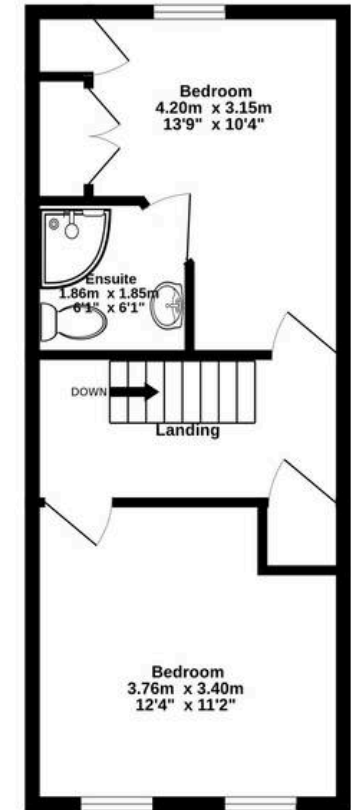
Ground Floor
36.2 sq.m. (390 sq.ft.) approx.



1st Floor
35.9 sq.m. (386 sq.ft.) approx.



2nd Floor
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 122.6 sq.m. (1320 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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