

# Stewart Gardens, Dawlish, EX7 0BQ



Hidden away just off East Cliff Road on the eastern side of Dawlish is this immaculate 4 bedroom semi-detached house. Stewart Gardens is a select cul-de-sac of six high quality properties, with easy access to Dawlish town centre, local schools, leisure facilities, regular bus service, mainline railway station and beach.

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## **FRONT DOOR TO**

### **ENTRANCE HALL**

Radiator, stairs leading to the first floor with under stair storage cupboard, boiler cupboard, glazed door leading to the rear garden and doors to:

### **BEDROOM 2**

A light spacious room with radiator and double doors leading to the decked area of the rear garden.

### **CLOAKROOM**

Suite comprising WC, pedestal wash hand basin, extractor fan, radiator and tiled floor.

### **FIRST FLOOR LANDING**

Stairs leading to the second floor, radiator, window to the front and doors to:

### **SITTING/DINING ROOM**

Radiator, TV point and 2 windows to the rear with lovely open views over Dawlish and towards the sea.

### **KITCHEN/BRAKFAST ROOM**

Modern matching base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, gas hob with oven below and extractor hood over, integral fridge/freezer and dishwasher, plumbing for a washing machine, radiator and bay window to the front with feature window seat.

### **SECOND FLOOR LANDING**

Radiator, hatch to the loft space, airing cupboard with cylinder and doors to:

### **BEDROOM 1**

Window to the front of the property, radiator, fitted double wardrobe and door to:

### **EN SUITE SHOWER ROOM**

Suite comprising shower enclosure, pedestal wash hand basin, WC, radiator, spot lights, extractor fan, tiled walls and floor.

### **BEDROOM 3**

Radiator and window to the rear with stunning views over Dawlish and towards the sea.

### **BEDROOM 4**

Radiator and window to the rear with stunning views over Dawlish and towards the sea.

### **FAMILY BATHROOM**

Suite comprising Panelled bath with shower over, pedestal wash hand basin, WC, radiator, obscure window to the front, tiled walls and floor.

### **OUTSIDE**

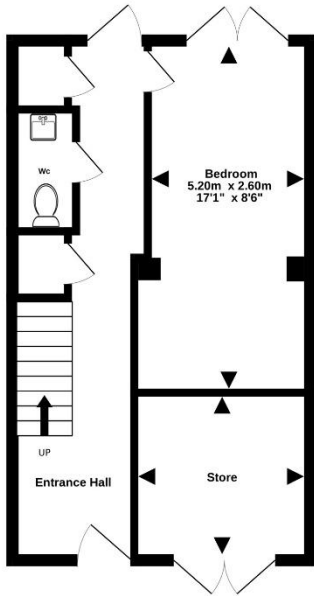
To the front of the property is parking with wooden double doors leading to a good size store room, outside light and side access gate leading to the rear garden. The rear garden has a large decked seating area with steps down to a level lawn, timber fence surround and established plants and shrubs. To the side of the property is a useful space that houses a good size shed with power.



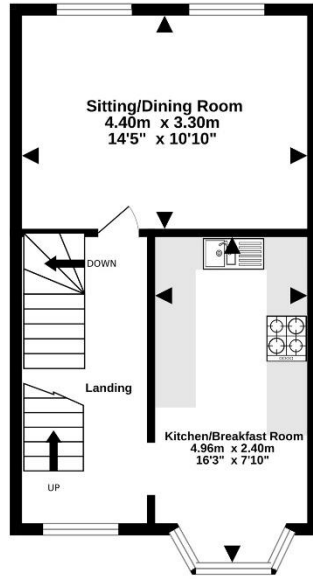




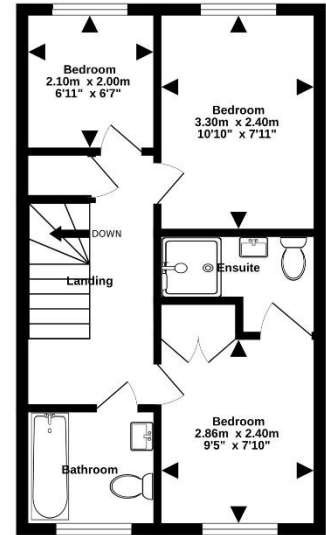
Ground Floor  
33.6 sq.m. (362 sq.ft.) approx.



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



2nd Floor  
33.8 sq.m. (364 sq.ft.) approx.



**TOTAL FLOOR AREA : 102.0 sq.m. (1098 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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