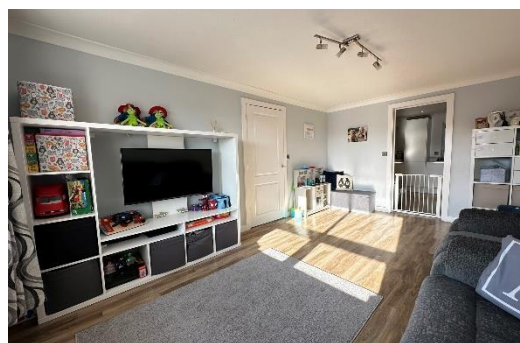


# School Terrace, Dawlish, EX7 9NT



A fantastic opportunity to own this modern three bedroom town house, ideally located close to local amenities, beaches and transport links. This delightful property boasts many features including downstairs utility room, separate WC, spacious living room, contemporary kitchen/dining room, three bedrooms and family bathroom. Outside to the front of the property is off road parking with a fantastic landscaped tiered rear garden. Viewings are highly recommended to appreciate this property in full.

FREEHOLD, COUNCIL TAX - C, EPC - C.

OIEO £270,000

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### FRONT DOOR

Double glazed front door opening to:

### ENTRANCE HALL

A bright and airy entrance hall with stairs to the first floor, radiator, tiled flooring and doors to:

### UTILITY/STORAGE ROOM

**3.55m x 2.33m (11'8" x 7'8")**

uPVC double glazed window to the front aspect, base and eye level units with work surface over, space and plumbing for washing machine and tumble dryer. Tiled flooring, downlights and extractor.

### WC

Close coupled WC, pedestal wash hand basin with tiled splashback, extractor and tiled flooring.

### STAIRS TO FIRST FLOOR

uPVC double glazed window to front aspect

### LIVING ROOM

**4.94m x 3.38m (16'2" x 11'1") MAXIMUM**

A spacious living room with open views from the uPVC double glazed box window. TV point, two radiators, coved ceiling and open to:

### KITCHEN/DINING ROOM

**4.49m x 3.24m (14'9" x 10'8")**

A contemporary white high gloss kitchen with range of base units and granite worktops over. Integral appliance include oven with induction hob over, stainless steel extractor, wine cooler and dishwasher. Space for fridge freezer and tall cupboard housing combination boiler. uPVC double glazed window and door looking out to the rear seating area. Space for dining table and chairs.

### STAIRS TO SECOND FLOOR

Continuation of stairs up to the second floor, access to loft and door to:

### BEDROOM 1

**4.49m x 3.07m (14'9" x 10'1")**

Spacious double bedroom with two uPVC double glazed window to the front aspect, large built in wardrobes to one wall, radiator and coved ceiling.

### BEDROOM 2

**3.25m x 2.32m (10'8" x 7'7")**

Double bedroom with radiator and uPVC double glazed window to the rear aspect overlooking rear garden.

### BEDROOM 3

**2.19m x 2.01m (7'2" x 6'7")**

uPVC double glazed window to the rear aspect, radiator and coved ceiling.



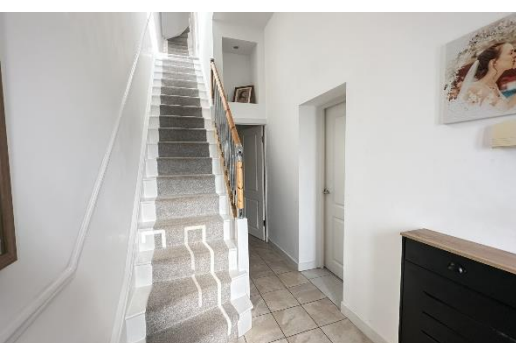


### **FAMILY BATHROOM**

White suite comprising panelled bath with thermostatic tap and shower, fully tiled walls and glass screen, floating wash hand basin with mixer tap and vanity mirror over. Close couple WC with push button flush, heated towel rail, downlighters and extractor.

### **OUTSIDE**

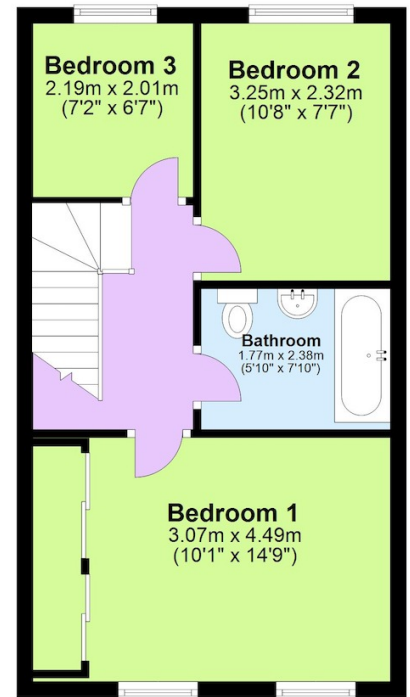
To the front of the property is a brick paved driveway providing off road parking. The enclosed rear garden is entered via the kitchen door leading out to a wonderful landscaped area to create a low maintained space. The lower seating area has a raised bed and steps that lead up to all tiers. Artificial grass, composite decking and slate materials form a contemporary space to entertain and enjoy the summers sun. There is also the advantage of a power supply and water tap to the rear.





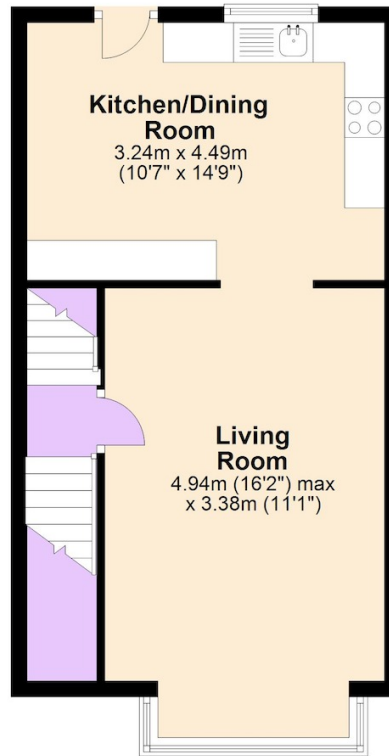
## Second Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



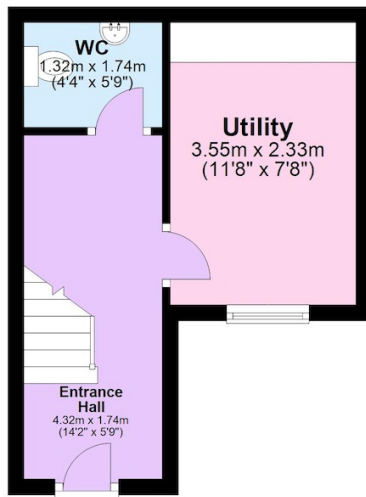
## First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



## Ground Floor

Approx. 10.7 sq. metres (115.1 sq. feet)



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