



## 18 Stonelands Mews, Dawlish

£158,000 Freehold

NO ONWARD CHAIN • Recently Refurbished End Terraced House • Over 55's Retirement Complex • Two Bedrooms  
• Lounge/Diner • Modern Kitchen • Communal Gardens • OPEN TO OFFERS • EPC - E

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Stepping into this immaculate property you enter an entrance vestibule with useful coat rack and door leading to the lounge. On entering the lounge/dining area you immediately notice how light the room is, with a feature electric fireplace, understairs storage, neutral décor, window facing the front gardens and electric panel heater. The modern kitchen comprises base and wall units with work tops and splashbacks, brand new induction hob with electric oven, extractor hood, space and plumbing for a washing machine and fridge, stainless steel sink with drainer and window to the rear aspect.

Ascending the stairs from the lounge to the first floor there is a window facing the rear aspect affording plenty of natural light to the landing which has an airing cupboard housing the boiler and doors off to the bedrooms and bathroom. The main bedroom has a window to the front aspect and electric panel heater. Bedroom two also has a window to the front aspect, electric panel heater and a good sized storage cupboard/wardrobe. The bathroom has been fully modernised, fitted with a heated towel rail and comprising low level WC, pedestal wash hand basin, panelled bath with gravity fed shower and a rear facing obscured window to the rear aspect.

There is double glazing throughout and an emergency pull cord in each room.

## MEASUREMENTS:

Lounge/Diner 6'7" x 16' 0" (2m x 4.88m)

Kitchen 6'3" x 9'2" (1.90m x 2.80m)

Bedroom one 10'3" x 9'10" (3.13m x 2.99m)

Bedroom two 10'1" x 5'10" (3.07m x 1.79m)



Tenure: Freehold

Council Tax Band B: £1947,83 per year

Service Charge: £100 per month

Mains Services: Electric & Water

Broadband Speed - Ultrafast 900 Mbps (According to OFCOM)





Dawlish is a popular coastal town with a beach, a range of shops, schools and a mainline railway station. The town of Teignmouth with its wide variety of amenities including a good selection of shops, bars and restaurants as well as sandy beaches and the Teign Estuary is easily accessible by car, train or bus only a short distance away. The long sandy beaches of Dawlish Warren, with its nature reserve, are just a mile away. The cathedral city of Exeter is within easy commuting distance as are the main road routes, the M5, A30 and the A38.



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 86        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 46        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |

