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10 School Mews, School Hill, Dawlish, Devon, EX7 9NU



SOUTHGATE

ESTATES

£245,000





*10 School Mews, School Hill, Dawlish,
Devon, EX7 9NU*

A well-presented two bedroom terraced home, situated within the private Old School Mews development in Dawlish. The property offers well-proportioned accommodation throughout, together with an enclosed rear garden, an allocated parking space and far-reaching views from the rear extending towards the sea.

The property enjoys a tucked-away position within this private mews development, whilst remaining conveniently located for Dawlish town centre and its range of shops, cafés, schools and transport links, including the mainline railway station. The surrounding area is well known for its attractive coastline, nearby coastal walks and relaxed seaside atmosphere, making the property well suited to a variety of purchasers.





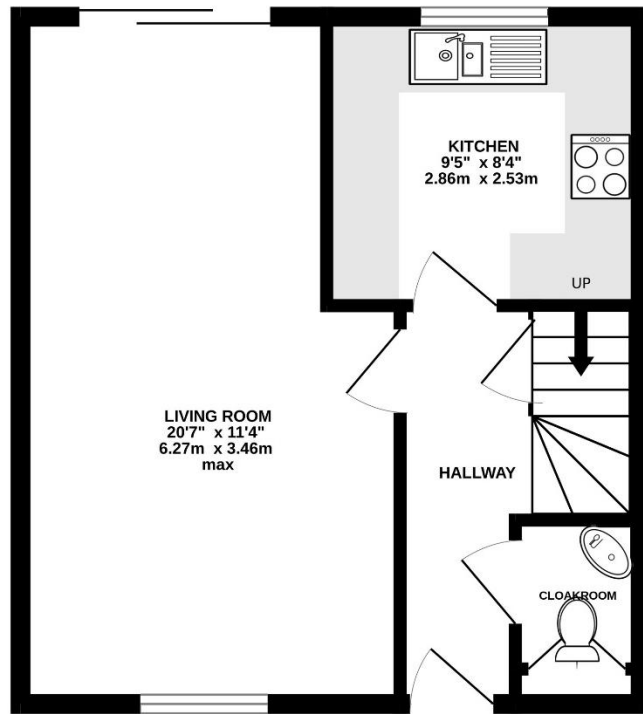
Accommodation The front door opens into the entrance hallway providing access to the principal ground floor accommodation, together with stairs rising to the first floor. The living room is a spacious reception room enjoying a dual aspect, with a window to the front, along with sliding doors to the rear opening directly out to the garden, allowing plenty of natural light into the room and creating an easy connection with the outside space. The kitchen is fitted with a range of matching wall and base units, incorporating worktops with a 1.5 bowl stainless steel sink and drainer with a mixer tap over. Appliances include an oven with an electric hob and extractor hood over, in addition to space for a fridge freezer, washing machine and tumble dryer. A window overlooks the rear aspect. Also to the ground floor is a useful downstairs cloakroom. To the first floor are two double bedrooms, both benefitting from built-in wardrobes. Bedroom one is a generous room with two windows to the front aspect, whilst bedroom two enjoys far-reaching views to the rear with glimpses extending towards the sea. The first floor is completed by the main bathroom which comprises a bath with a shower over, a close-coupled WC, a pedestal wash basin and a frosted window to the rear aspect.

Outside The enclosed rear garden has been designed with ease of maintenance in mind, being predominantly laid to paving, creating a private and secure outdoor space. There is ample room for outdoor seating and entertaining, making it an ideal space to enjoy during the warmer months. The property further benefits from an allocated space providing valuable off-road parking.

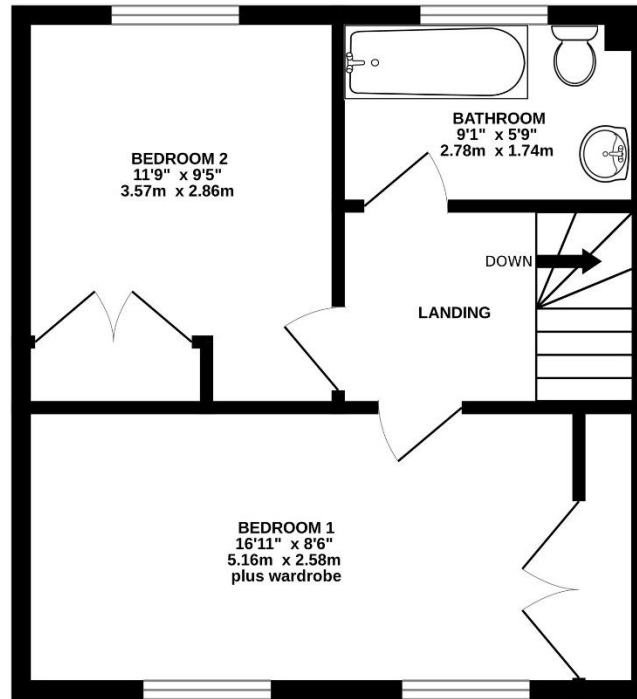
- *2 Double Bedrooms*
- *Sea Views*
- *Parking Space*
- *Enclosed Garden*
- *Terraced House*
- *Popular Location*



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

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