



2 School Terrace, Dawlish

Guide Price £275,000

DART &
PARTNERS
Established 1971



2 School Terrace

Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- WELL PRESENTED THREE BEDROOM MODERN TOWN HOUSE
- OFFERED IN FANTASTIC DECORATIVE ORDER
- CONVENIENTLY LOCATED FOR THE TOWN CENTRE
- RECEPTION HALL, CLOAKROOM
- LIVING ROOM DINER, KITCHEN BREAKFAST ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- DRIVEWAY PARKING, CARPORT
- REAR GARDEN WHICH IS TIERED OVER THREE LEVELS AND ENCLOSED BY TIMBER FENCING
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



A very well presented three bedroom modern town house offered in fantastic decorative order and conveniently located for the town centre with accommodation briefly comprising; reception hall, cloakroom, first floor landing, living room, kitchen breakfast room, second floor landing, three bedrooms, family bathroom, driveway parking, carport, rear garden which is tiered over three levels and enclosed by timber fencing, uPVC double glazing and gas central heating. An internal viewing comes highly recommended.

Obscure glazed uPVC front door into...

RECEPTION HALL

With stairs rising to the main living areas. Radiator, power points, useful under stairs storage area, wall mounted consumer unit. Door to...

CLOAKROOM

With white suite comprising low level WC, pedestal wash hand basin, radiator, extractor fan.

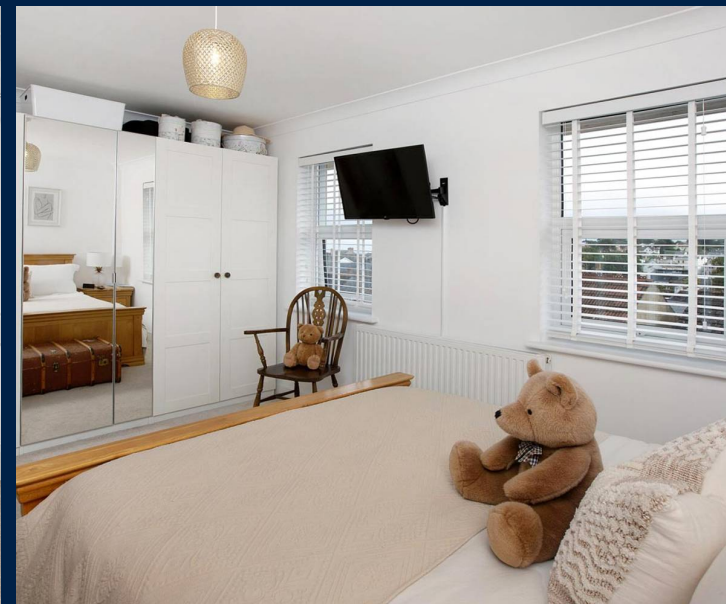
FIRST FLOOR

With door to...

LIVING ROOM DINER

Square bay with uPVC double glazed window to front. Two radiators, power points, TV aerial connection point, telephone socket, internet point, space for dining table and chairs.

Door to...





KITCHEN BREAKFAST ROOM

With uPVC double glazed window to rear. The kitchen has a range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four burner gas hob with stainless steel extractor canopy above, integrated fridge freezer and slimline dishwasher, space and plumbing for washing machine, radiator, under stairs storage area, power points, matching kitchen cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, glazed uPVC back door giving access out to the rear garden.

SECOND FLOOR LANDING

With power point, loft access hatch. Door to...

BEDROOM ONE

Two uPVC double glazed windows to front enjoying a lovely outlook with the rolling countryside beyond. Radiator, power points.

FAMILY BATHROOM

With modern white suite comprising low level WC, wall mounted wash hand basin, panelled bath with mains fed shower over, fully tiled walls and floor, radiator, ceiling spotlights, mirrored vanity units.

BEDROOM TWO

With uPVC double glazed window to rear. Radiator, power points.

BEDROOM THREE/OFFICE

With uPVC double glazed window to rear. Radiator, power points.



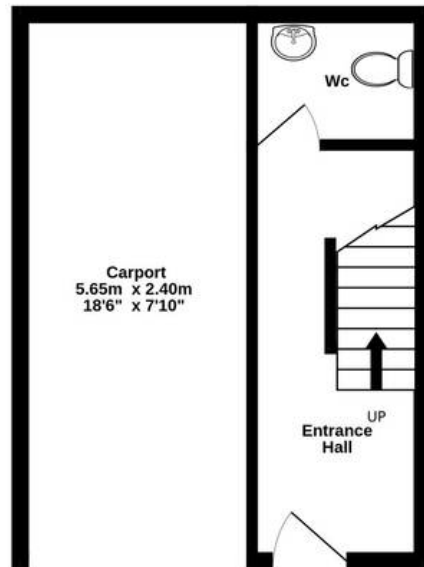


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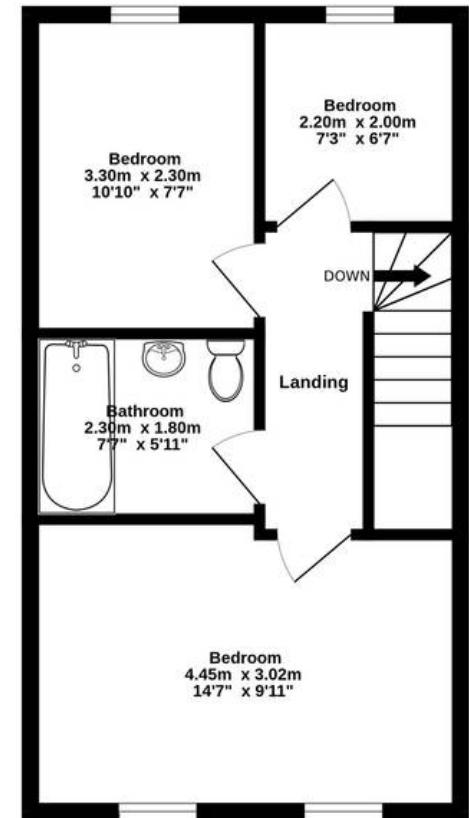
Ground Floor
23.5 sq.m. (253 sq.ft.) approx.



1st Floor
37.8 sq.m. (407 sq.ft.) approx.



2nd Floor
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 98.0 sq.m. (1054 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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