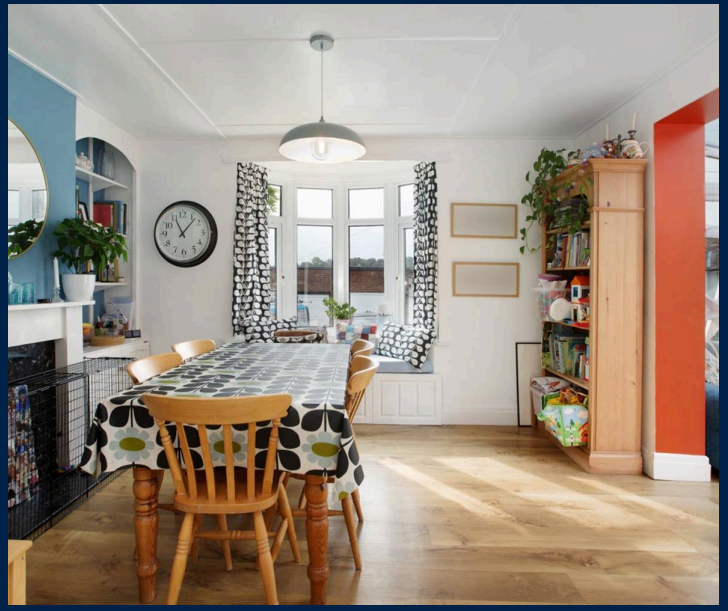


6 Penfield Gardens, Dawlish

£375,000

DART & PARTNERS
Established 1971







6 Penfield Gardens

Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- ATTRACTIVE DOUBLE BAY FRONTED DETACHED FAMILY HOME
- OFFERED TO THE MARKET IN VERY GOOD DECORATIVE ORDER THROUGHOUT
- SITUATED CLOSE TO TOWN AND AMENITIES
- RECEPTION HALL, SITTING ROOM
- MODERN FITTED KITCHEN, DINING ROOM
- SUN ROOM, CLOAKROOM WC
- THREE BEDROOMS, FAMILY BATHROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- DRIVEWAY PARKING, DETACHED DOUBLE GARAGE
- GARDENS, DELIGHTFUL VIEWS

Offered to the market in very good decorative order throughout is this attractive double bay fronted detached family home situated close to town and all of its amenities. The accommodation briefly comprises; reception hall, sitting room, modern fitted kitchen, dining room, sun room, cloakroom WC, three bedrooms, family bathroom, uPVC double glazing, gas central heating, driveway parking, detached double garage, gardens, delightful views.

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points. Door to...

CLOAKROOM WC

With obscure uPVC double glazed window to side. White suite comprising low level WC, pedestal wash hand basin, tiled splash backs.

Door through into the...

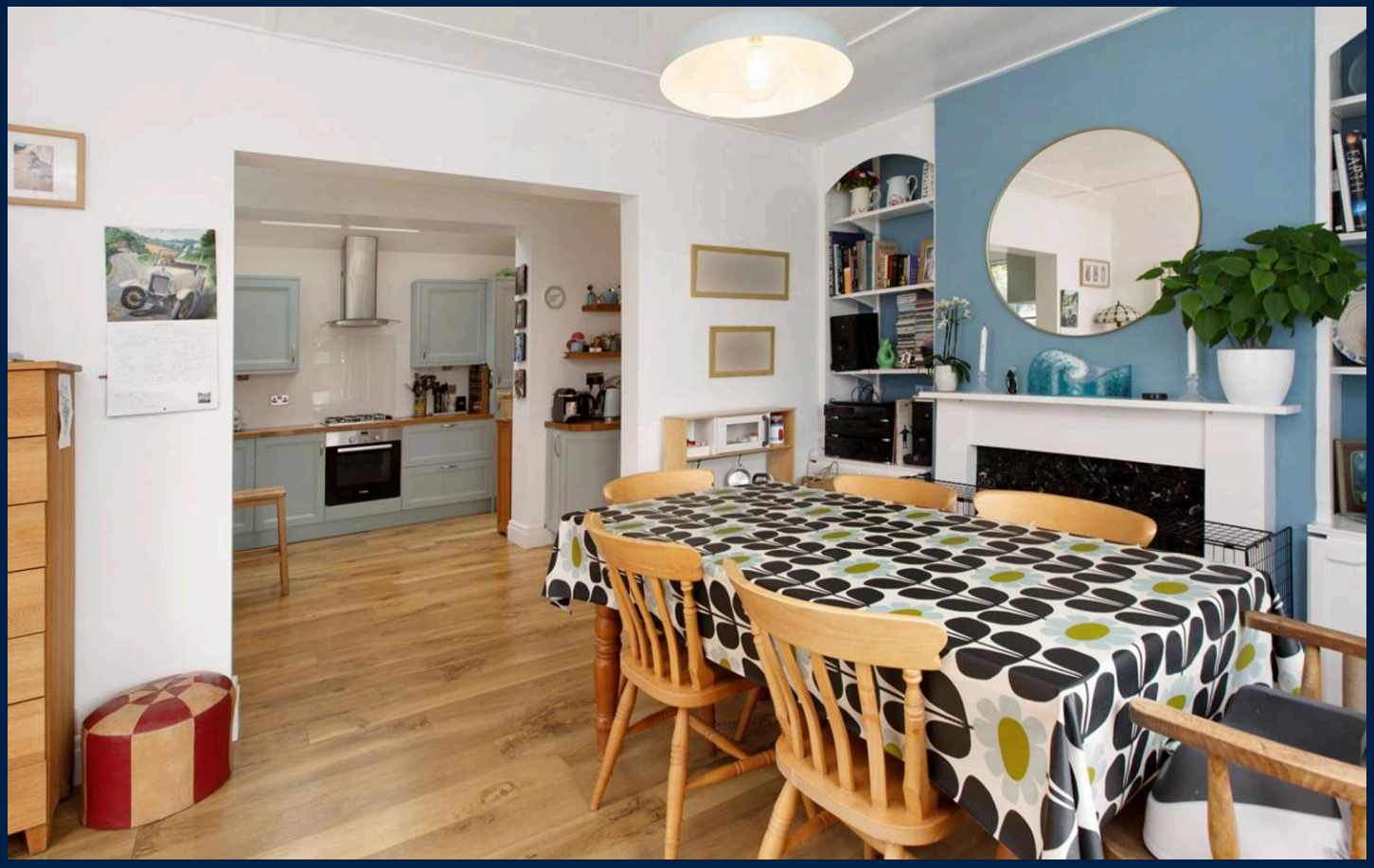
SITTING ROOM

Dual aspect with uPVC double glazed bay window to front and uPVC double glazed window to side. Attractive fireplace with inset multi-fuel burning stove. Power points, satellite TV point, radiator, telephone socket.

Door through inti the...

MODERN FITED KITCHEN

With uPVC double glazed window to side. Two Velux window and glazed uPVC back door giving access out to the rear. Comprehensive range of wall and base units with beech block work surface, inset one and a half bowl ceramic sink drainer, integrated electric oven and four burner gas hob with stainless steel extractor canopy above, splash back, integrated fridge freezer, integrated washing machine/dryer, integrated dishwasher,













tiled splash backs, spotlights, radiator.

Squared arch through into the...

DINING ROOM

With space for a large dining table and chairs. uPVC double glazed bay window to front enjoying a pleasant outlook. Window seat with storage under. Fireplace with marble hearth and surround. Useful, recessed shelving to each side of the chimney breast with two storage cupboards. Modern vertical column radiator, power points.

Squared arch through into the...

SUN ROOM

With uPVC double glazed windows to front and side, double doors opening to the rear. Radiator, power points.

FIRST FLOOR LANDING

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

FAMILY BATHROOM

With uPVC double glazed window to side with built in blind system. Modern white suite comprising low level WC, pedestal wash hand basin, panelled bath, glazed quadrant shower enclosure with wall mounted electric shower, tiled splash backs, heated ladder towel rail. Loft access hatch with built in ladder. (Loft is partially boarded.)

BEDROOM THREE

With uPVC double glazed window to side enjoying distant sea views. Radiator. Useful, recessed shelving storage area, power points.

BEDROOM TWO

Dual aspect with uPVC double glazed bay window to front and uPVC double glazed window to side enjoying lovely views of the sea and countryside. Radiator, power

points. Two built in wardrobes with louvre doors.

BEDROOM ONE

With uPVC double glazed bay window to front and uPVC double glazed window to side. Radiator, power points, built in wardrobe. This bedroom enjoys similar views to that of bedroom one.

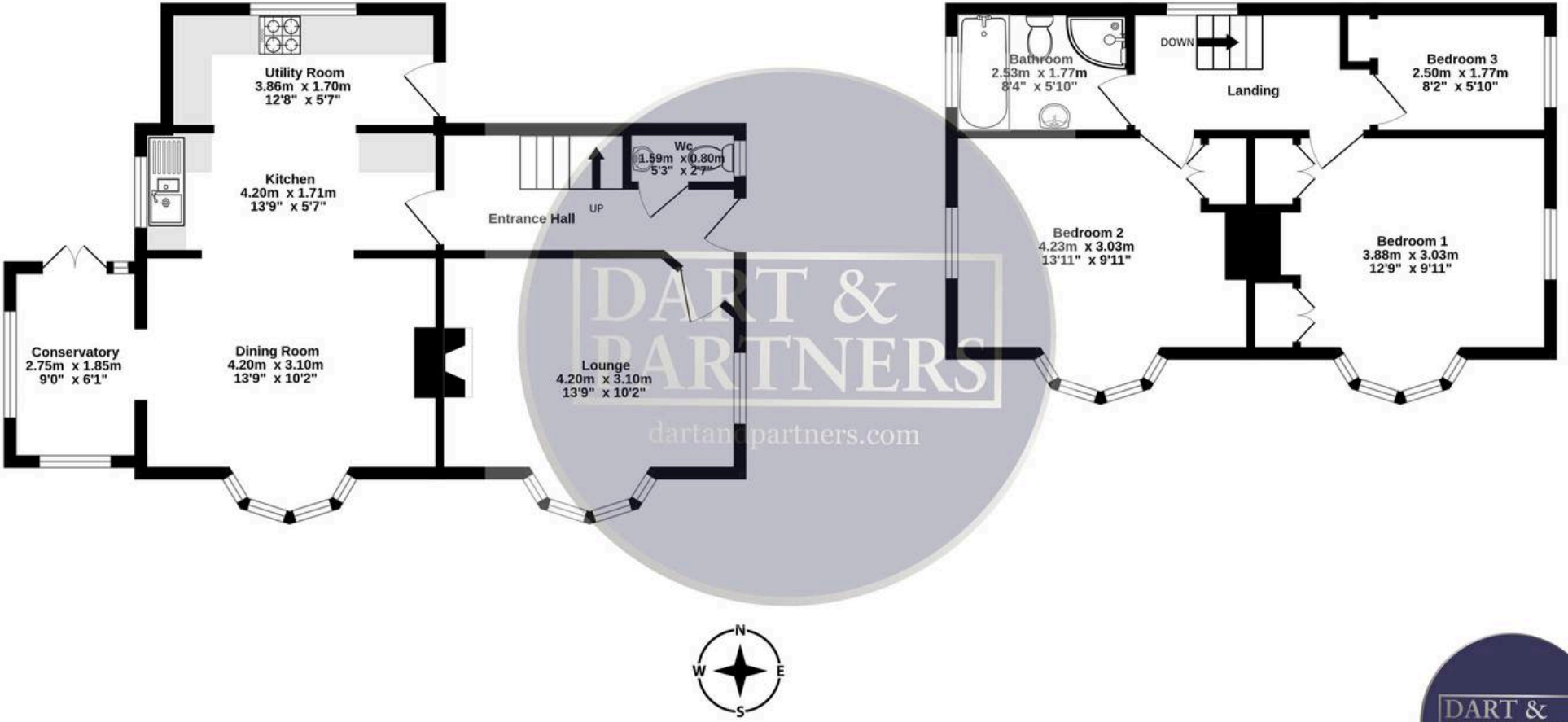
OUTSIDE

DRIVEWAY PARKING for two vehicles ahead of the DOUBLE GARAGE, accessed via two single doors and with power and light. The front garden is mainly laid to lawn bordered by well stocked flower beds, whilst to the rear and side there is an attractive paved patio seating area offering a good degree of privacy and with plenty of space for garden furniture. There is also a further area of hardstanding and decorative chippings, accessed via a wrought iron gate or directly from the kitchen. Outside water tap.



Ground Floor
53.8 sq.m. (579 sq.ft.) approx.

1st Floor
42.3 sq.m. (455 sq.ft.) approx.



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TOTAL FLOOR AREA : 96.1 sq.m. (1034 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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