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8 Queen Street, Dawlish

Guide Price £410,000

DART &
PARTNERS
Established 1971



8 Queen Street

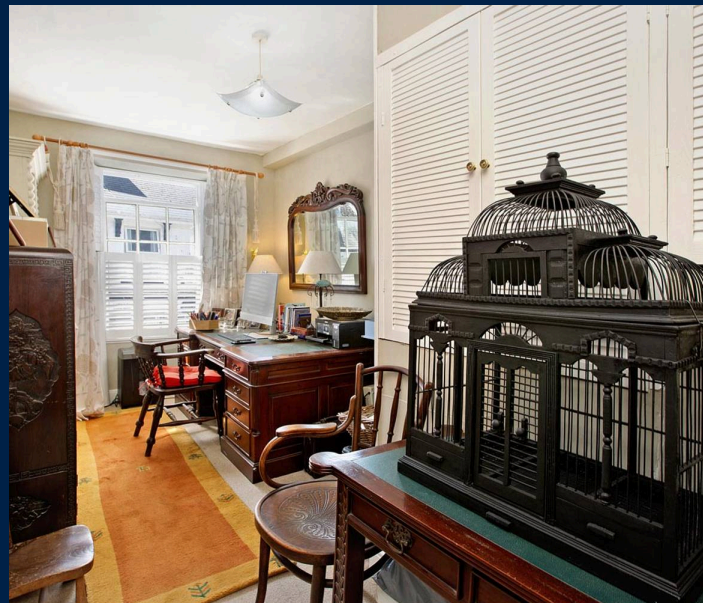
Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A DECEPTIVELY SPACIOUS GRADE 2 LISTED TOWN HOUSE
- BENEFITTING FROM COMPREHENSIVE RENOVATION THROUGHOUT
- OFFERING VERY WELL PRESENTED SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- CONVENIENTLY LOCATED JUST OFF THE TOWN CENTRE
- LARGE REAR GARDEN
- RECEPTION HALL, SITTING ROOM
- KITCHEN BREAKFAST ROOM, CLOAKROOM WC, STUDY
- FOUR BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM), FAMILY BATHROOM
- GAS CENTRAL HEATING.
- VIEWING IS A MUST TO FULLY APPRECIATE



A deceptively spacious four bedroom Grade 2 Listed town house benefitting from a comprehensive renovation throughout offering very well presented spacious accommodation arranged over three floors. Located just off the town centre and benefitting from a large rear garden. The accommodation briefly comprises; reception hall, sitting room, kitchen breakfast room, cloakroom WC, study, four bedrooms (master with en-suite shower room), family bathroom, gas central heating.

Viewing is a must to appreciate the accommodation on offer.

Timber front door opening into...

SPACIOUS RECEPTION HALL

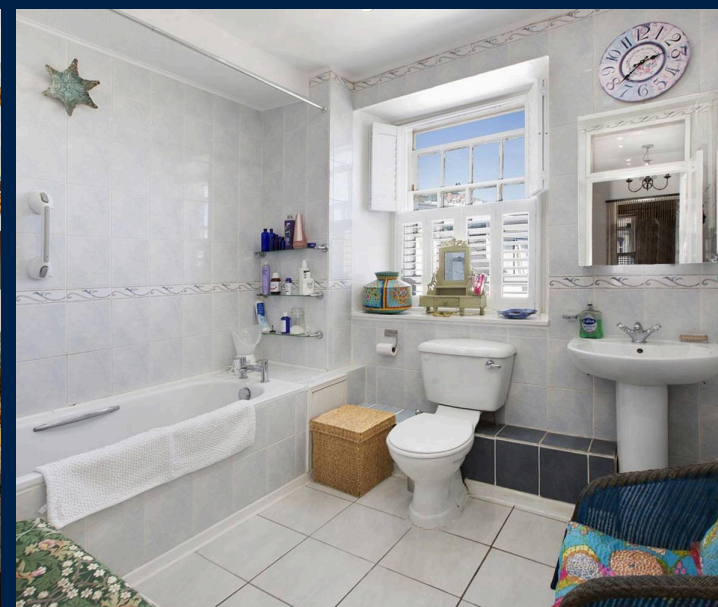
With doors to principal rooms and stairs rising to the first floor. Radiator, power points, useful under stairs storage cupboard, high level unit containing new consumer unit and electric meter, solid oak flooring which continues through into the sitting room.

SITTING ROOM

With attractive bay window to front with bespoke shutters, fireplace housing living flame gas fire, power points, two recessed shelving areas to each side of the chimney breast, radiator, power points. Obscure glazed timber door through into...

SPACIOUS KITCHEN BREAKFAST ROOM

With two sash windows to rear with bespoke shutters, newly installed hand built solid wood kitchen with quartz work surface over, inset butler sink with mixer tap over, tiled splash backs, space and plumbing for large gas range cooker, attractive fireplace with high level timber mantle suitable for Aga/Rayburn etc, space and plumbing for large Americal style fridge freezer, space and plumbing for dishwasher, power points, radiator, space for a large dining table and chairs, quarry floor tiles throughout. Double louvre doors open to UTILITIES





CUPBOARD with space and plumbing for washing machine and tumble dryer.

REAR LOBBY

With door opening to...

CLOAKROOM/WC

With white suite comprising low level WC, inset corner wash hand basin into vanity unit, tiled splash backs.

A multi-paned timber door gives access out to the rear garden and an obscure glazed timber door leads through to the...

STUDY/CRAFT/HOBBIES ROOM OR UTILITY ROOM

FIRST FLOOR LANDING

Door to closet with clothes hanging rail. Doors opening to a useful storage cupboard. From the landing, stairs rise to the top floor.

A timber door opens to the...

FAMILY BATHROOM

With sash window to rear with bespoke shutters. White suite comprising low level WC, pedestal wash hand basin, panelled bath with mains fed shower over, anthracite column radiator, fully tiled walls and flooring.

Door to...

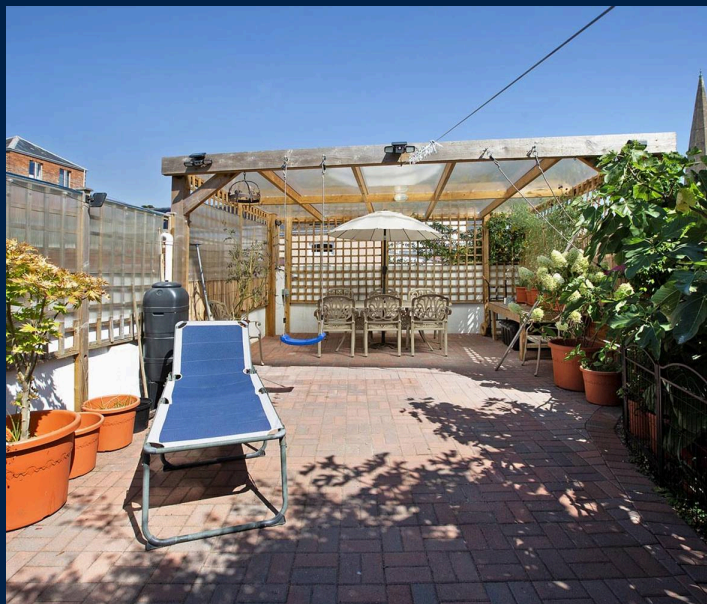
BEDROOM FOUR

With sash window to front. Radiator, power points. Louvre doors open to large built in storage cupboard.

Door through to...

BEDROOM TWO

With sash window to rear overlooking the rear garden, bespoke window shutters, original fireplace, attractive window seat, radiator, power points.



Door through to...

BEDROOM THREE

With sash window to front, bespoke window shutters, original fireplace with timber mantle, radiator, power points.

SECOND FLOOR LANDING

Doors opening to a deep storage cupboard. Door to...

MASTER BEDROOM SUITE

With window to rear. Currently used as a studio but could be recommissioned into a master bedroom suite. With doors to under eaves storage area. Three radiators. Built in storage cupboards. Obscure glazed timber door opening to...

EN-SUITE SHOWER ROOM

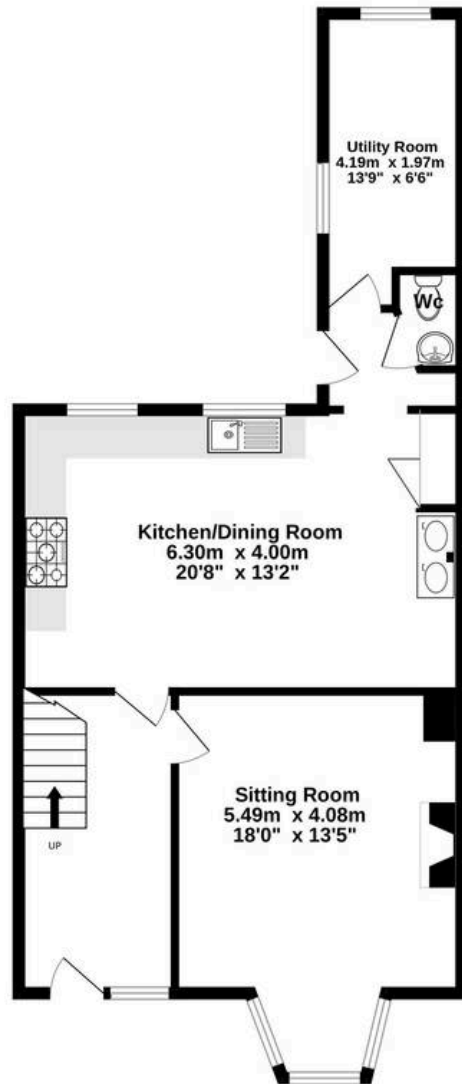
With Velux window to rear. White suite comprising low level WC, pedestal wash hand basin, glazed shower enclosure with wall mounted electric shower, tiled splash backs, extractor fan, shaver socket.

OUTSIDE

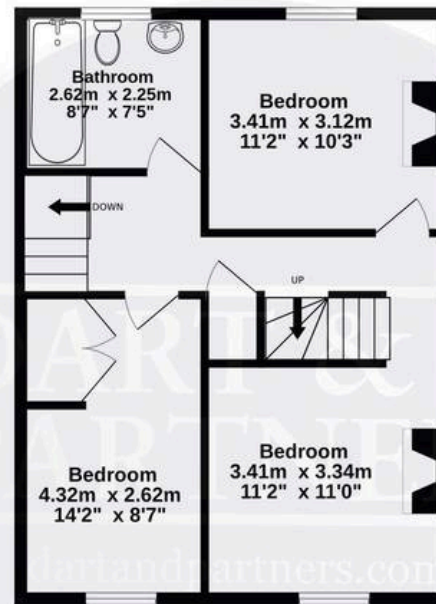
To the rear is a fantastically spacious garden. Directly from the back door there is an outside water tap, a lovely patio with raised planters, an attractive greenhouse and further raised planters, a generous garden pond with waterfall feature, timber pergola, seating area with block paving leading to the head of the garden past another attractive garden nature pond, plenty of space for potted plants with an undercover veranda and seating area with space for outdoor furniture. Outside power points.



Ground Floor
64.3 sq.m. (692 sq.ft.) approx.



1st Floor
48.9 sq.m. (526 sq.ft.) approx.



2nd Floor
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 151.2 sq.m. (1628 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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