



## 18 Gatehouse Rise, Dawlish

Guide Price £230,000







## 18 Gatehouse Rise

Dawlish, Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MID TERRACE FAMILY HOUSE SITUATED IN A POPULAR LEVEL LOCATION
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- CLOSE TO SCHOOLS, LEISURE CENTRE AND LOCAL AMENITIES
- ENTRANCE PORCH WITH STORAGE
- LIVING ROOM
- KITCHEN DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- FRONT AND REAR GARDENS WITH WORKSHOP/STUDIO





Offered to the market with NO ONWARD CHAIN is this three bedroom mid terrace family house situated in a popular level location close to schools, leisure centre and local amenities. The accommodation briefly comprises; entrance porch, living room, kitchen diner, three bedrooms, family bathroom, uPVC double glazing and gas central heating, front and rear gardens with workshop/studio.

Obscure glazed uPVC front door into...

#### ENTRANCE PORCH

With space for shoes/coats etc. A glazed timber door opens into the...

#### LIVING ROOM

With uPVC double glazed window to front. Two radiators, power points, TV aerial connection point. Stairs rising to the first floor. Useful under stairs storage cupboard. Door through to...

#### KITCHEN DINER

With uPVC double glazed windows to rear and uPVC double glazed back door giving access out to the rear gardens. Space for dining table and chairs. Radiator, power points. The kitchen is fitted with a matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four burner gas hob with extractor above, space and plumbing for washing machine, space for fridge freezer, wall mounted consumer unit.

#### FIRST FLOOR LANDING

With loft access hatch. Doors to...







#### BEDROOM ONE

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

#### BEDROOM TWO

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

#### BATHROOM

With obscure uPVC double glazed window to rear, white suite comprising low level WC, pedestal wash hand basin, panelled P-shaped shower bath with mains fed shower, tiled splash backs, chrome ladder heated towel rail.

#### BEDROOM THREE

With uPVC double glazed window to front. Built in cupboard with timber slatted shelving. Radiator, power points.

#### OUTSIDE

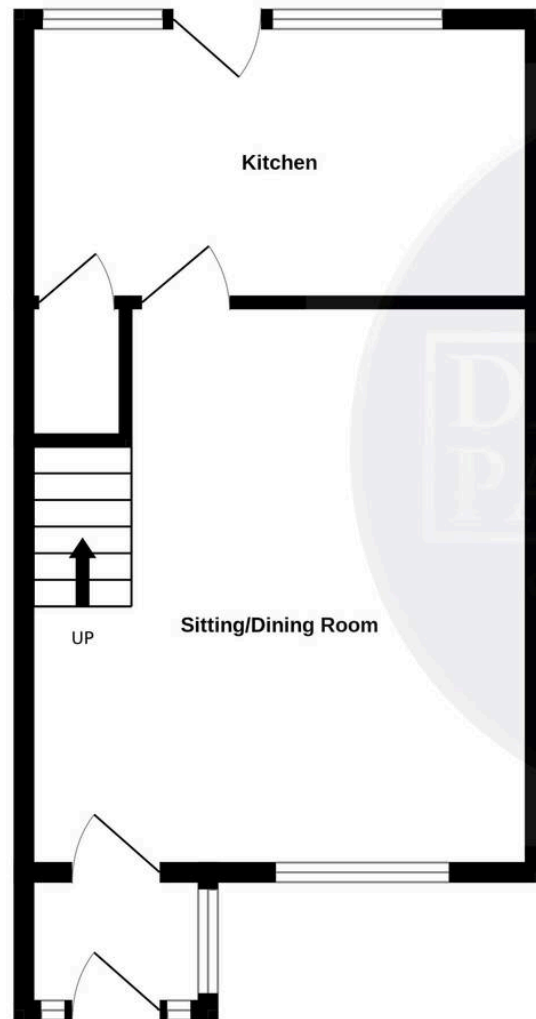
To the front is an enclosed garden, predominantly laid to chippings bordered by some mature plants and shrubs. Timber gate opening to a pathway leading to the front door. To the rear is an enclosed rear garden making it ideal for children and/or pets. Good sized area of paved patio, perfect for garden furniture. Area of rough turf and useful built in block storage room/office. Small garden pond. Outside water tap.



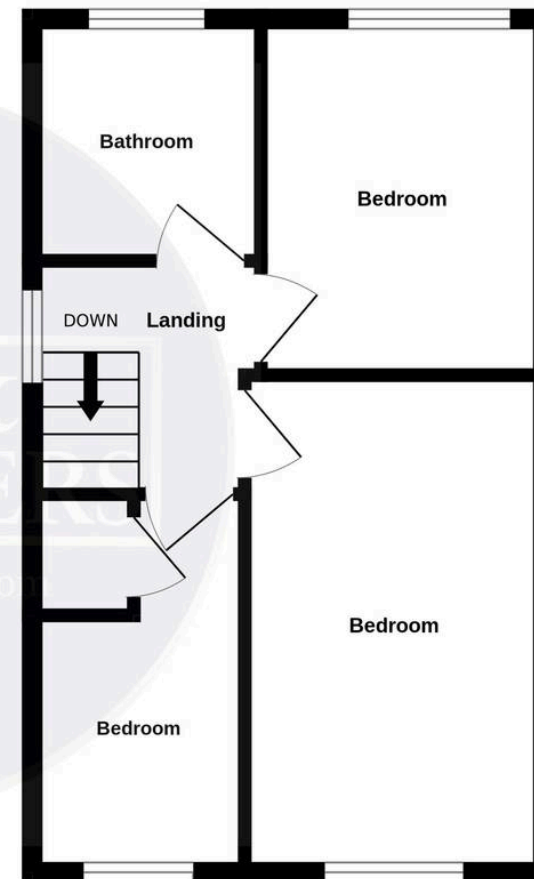




Ground Floor  
34.8 sq.m. (375 sq.ft.) approx.



1st Floor  
32.9 sq.m. (354 sq.ft.) approx.



**TOTAL FLOOR AREA : 67.7 sq.m. (729 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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