



5 Park Road, Dawlish

Guide Price **£375,000**

**DART &
PARTNERS**
Established 1971



5 Park Road

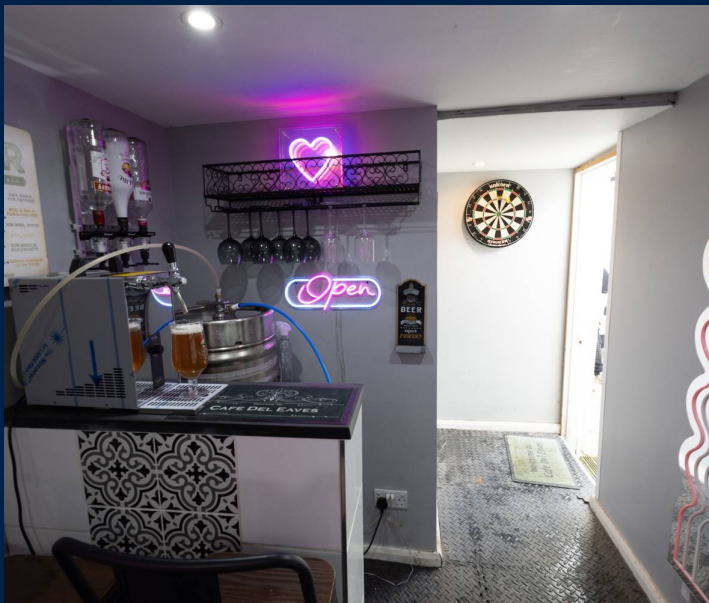
Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A DECEPTIVELY SPACIOUS PERIOD FAMILY HOME
- WITH ACCOMMODATION OVER THREE FLOORS
- OFFERING VERSATILE LIVING SPACE AND RETAINING SOME CHARACTER FEATURES
- FIVE BEDROOMS, TWO BATHROOMS
- SOUTH FACING ENCLOSED COURTYARD
- USEFUL HOME OFFICE/STUDIO
- CONVENIENTLY LOCATED FOR TOWN CENTRE AMENITIES
- VIEWING COMES HIGHLY RECOMMENDED



A wonderful opportunity to purchase this deceptively spacious period family home with accommodation over three floors and offering versatile living space and retaining some character features. The property briefly comprises; five bedrooms, two bathrooms, south facing courtyard, useful home office/studio. Conveniently located within the town. Viewing comes highly recommended

Obscure glazed composite front door into...

VESTIBULE

With high level consumer unit and electric meter. A multi-paned timber door opens into the...

RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Radiator, power points, low level cupboard housing gas meter. Spacious under stairs storage cupboard. Doorway through into the...

SITTING ROOM

uPVC double glazed window to front retaining original window shutters. Modern column radiator, wood burning stone on a slate hearth with timber mantle, power points.

KITCHEN BREAKFAST ROOM

With uPVC double glazed window to rear. Comprehensive range of matching wall and base units with timber effect work surface over, inset one and a half bowl composite sink drainer, integrated electric oven and four ring electric hob, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, various power points, modern column radiator.

UTILITY AREA

With base units and timber effect work surface, space for appliance, modern column radiator, obscure glazed uPVC back door giving access out to the rear.





Door through to...

BEDROOM/SECOND RECEPTION ROOM

With uPVC double glazed window and double doors out to the rear, various power points (some with USB sockets), modern column radiator.

FIRST FLOOR LANDING

With uPVC double glazed window to rear.

Door to...

CLOAKROOM/WC

White suite comprising low level WC, inset wash hand basin int vanity unit, wall mounted gas boiler supplying domestic hot water and gas central heating.

Door to...

BATHROOM

With white panelled bath, mans fed shower including rainfall head, extractor fan, tiled splash backs.

BEDROOM

With uPVC double glazed window to front, modern column radiator, power point (some to include USB points).

Door through to...

MASTER BEDROOM

With uPVC double glazed window to front including original timber shutters. Marble fireplace with tiled hearth, modern column radiator, power points (with USB points).

Door through to...



BEDROOM

With uPVC double glazed window to rear. Marble fireplace, inset wash hand basin into vanity unit, modern column radiator, power point (with USB points).

SECOND FLOOR LANDING

With double doors opening to useful under eaves storage. Power points (some with USB sockets).

Timber bi-fold door opening into...

MODERN SHOWER ROOM

With Velux window to rear. Modern white suite comprising close coupled WC, inset wash hand basin into vanity unit with tiled splash back, walk-in shower with glazed screen, mains fed shower, tiled splash backs, extractor fan, chrome ladder heated towel rail.

Door to...

BEDROOM

With uPVC double glazed window to rear enjoying a nice open outlook with far reaching countryside views. Door to under eaves storage area. Modern column radiator, power points (some with USB sockets).

OUTSIDE

Rear courtyard a raised decked seating area, perfect for garden furniture. Outside water tap and power point.

Door through into...

STUDIO/HOME OFFICE

With uPVC double glazed window to side, power and light. Some power points with USB sockets.

