



**45 Shelduck Way, Dawlish**

In Excess of **£230,000**





## 45 Shelduck Way

Dawlish, Dawlish

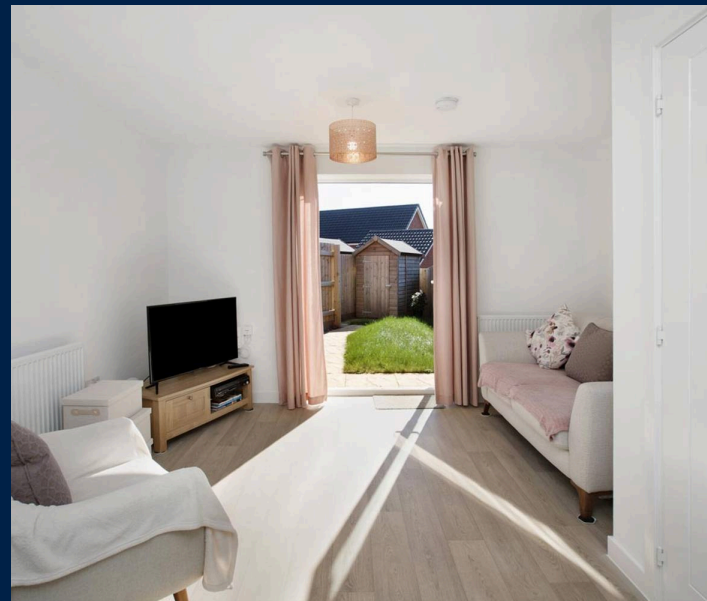
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- IMMACULATLY PRESENTED END TERRACE HOUSE
- ENTRANCE HALL
- OPEN PLAN LIVING ROOM/KITCHEN DINER
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM, CLOAKROOM
- ALLOCATED PARKING SPACE
- ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Built in 2023 is this immaculately presented two double bedroom end of terrace house with accommodation briefly comprising; entrance hall, open plan living room/kitchen diner, two double bedrooms, family bathroom, cloakroom, allocated parking space, enclosed rear garden, uPVC double glazing and gas central heating. Composite front door into...

#### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, wall mounted consumer unit, power points. Door through to...

#### OPEN PLAN LIVING ROOM/KITCHEN DINER

Dual aspect with uPVC double glazed window to front and double doors opening to rear garden. Two radiators, power points, television aerial connection point.

#### CLOAKROOM

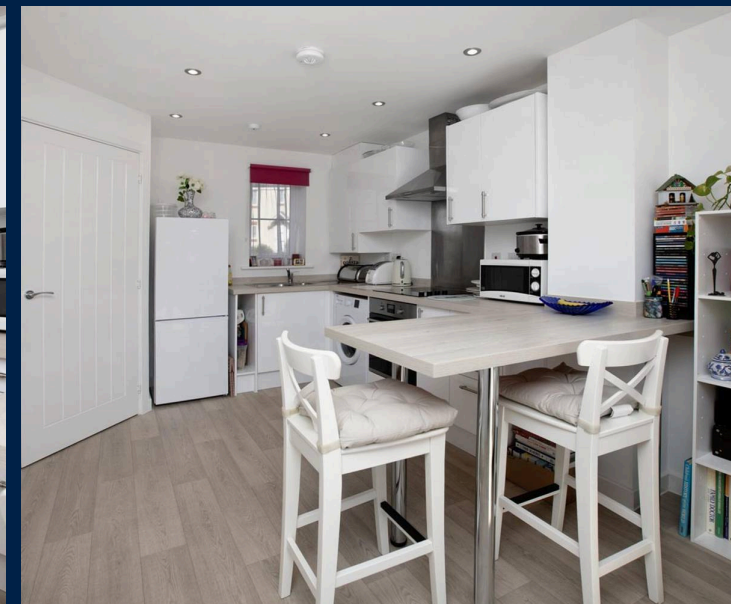
White suite comprising low level WC, pedestal wash hand basin, radiator, extractor.

#### KITCHEN

Modern range of high gloss wall and base units with square edge work surface over incorporating a breakfast bar with space beneath for dining stools, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four ring electric hob with stainless steel extractor canopy above, stainless splash back, space and plumbing for washing machine/dishwasher, space for upright fridge freezer, power points, cupboard housing wall mounted gas boiler.

#### FIRST FLOOR LANDING

With loft access hatch, power points.





#### BEDROOM ONE

uPVC double glazed window to rear, range of fitted wardrobes with mirrored sliding doors. Radiator, power points.

#### FAMILY BATHROOM

Obscure uPVC double glazed window to side, white suite comprising low level WC, pedestal wash hand basin, panelled bath with mains fed shower, folding glazed shower screen, tiled splash backs, extractor fan, chrome ladder heated towel rail.

#### BEDROOM TWO

Two uPVC double glazed windows to front, radiator, power points.

#### OUTSIDE

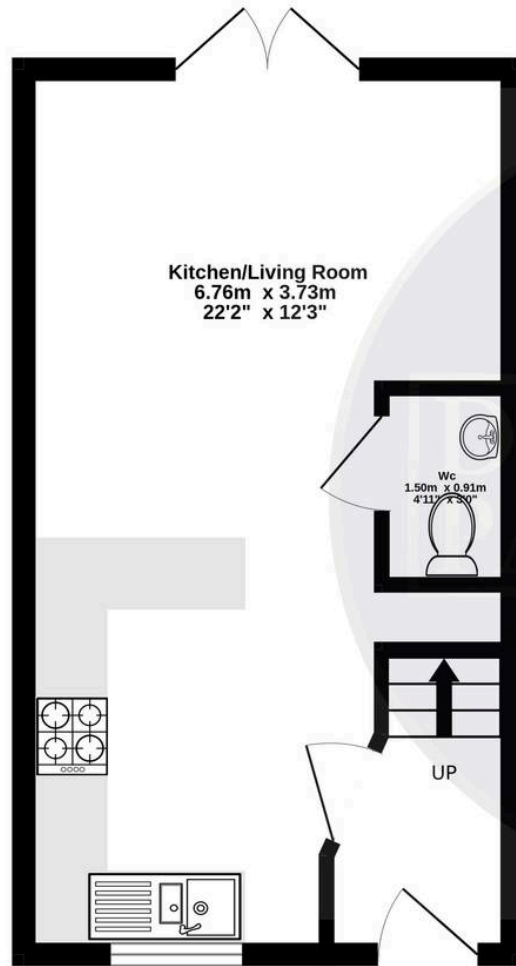
To the front is an ALLOCATED PARKING SPACE. To the rear the garden is fully enclosed and enjoys a southerly aspect and is predominantly laid to lawn with a small, paved patio area. Timber garden shed.



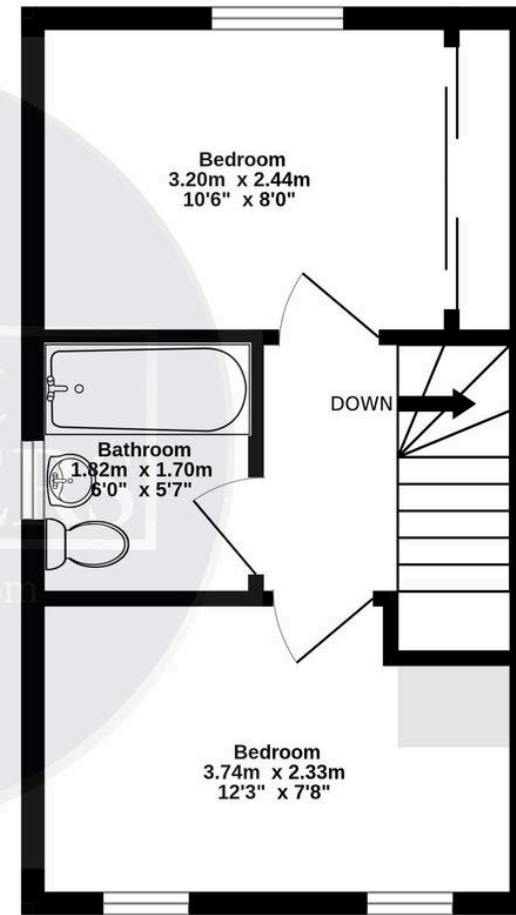
You can include any text here. The text can be modified upon generating your brochure.



**Ground Floor**  
25.2 sq.m. (271 sq.ft.) approx.



**1st Floor**  
25.2 sq.m. (271 sq.ft.) approx.



**TOTAL FLOOR AREA : 50.4 sq.m. (543 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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