



6 Henty Close, Dawlish

Guide Price £305,000





6 Henty Close

Dawlish

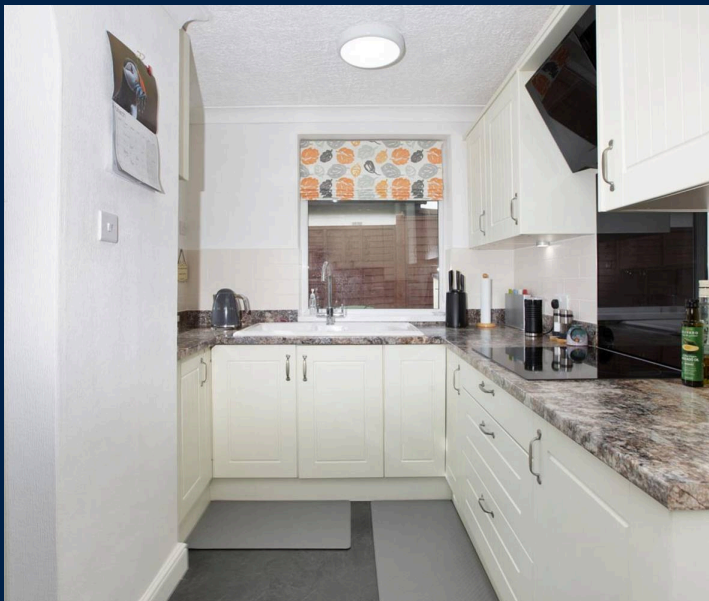
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- BUNGALOW SITUATED IN A HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO BUS STOP, LEISURE CENTRE, TOWN AND OTHER AMENITIES
- OFFERING WONDERFUL SEA AND COASTAL VIEWS
- RECEPTION PORCH, SITTING ROOM, DINING ROOM
- FITTED KITCHEN, CONSERVATORY
- TWO DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM/UTILITY AND BATHROOM
- GARDENS, DRIVEWAY PARKING
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING



Dart & Partners are excited to bring to the market this fantastic two bedroom semi detached bungalow situated in a highly sought after location close to bus stop, leisure centre, town and other amenities. Offering wonderful sea and coastal views. Accommodation briefly comprising; reception porch, sitting room, dining room, fitted kitchen, conservatory, two double bedrooms (master with en-suite shower room/utility), bathroom, gardens, driveway parking, uPVC double glazing, gas central heating.

uPVC sliding door opening into....

GENEROUS RECEPTION PORCH

With obscure glazed timber door opening into...

SITTING ROOM

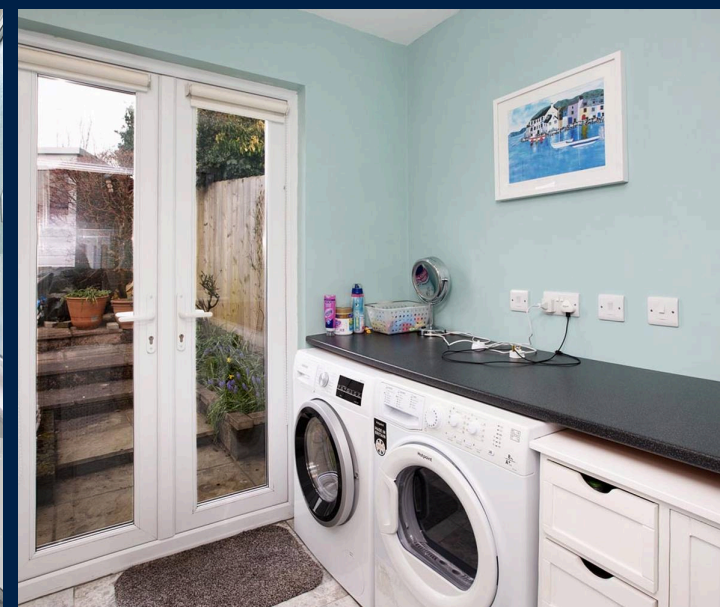
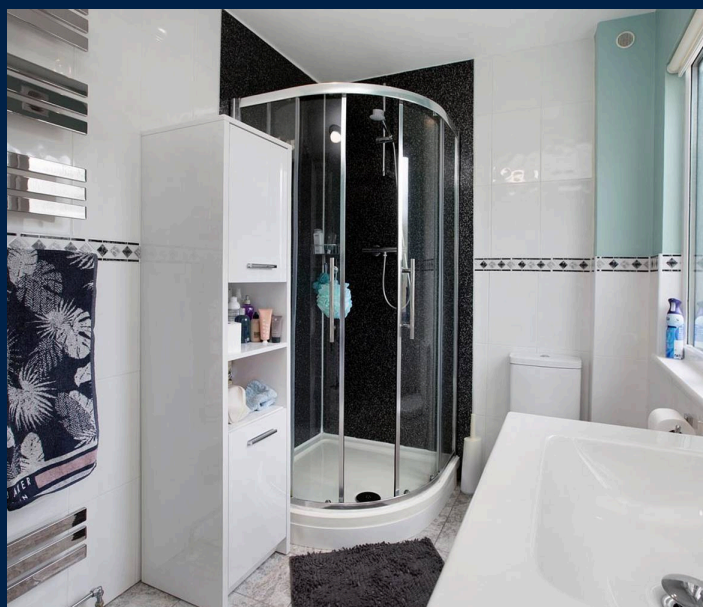
Dual aspect with uPVC double glazed bay window and uPVC double glazed window to side aspect. Wonderful sea and coastal views. Radiator, power points, two TV aerial connection points, fireplace housing gas fire, recessed shelving area. Glazed door through to...

INNER HALLWAY

Radiator, power point. Glazed door through to...

DINING ROOM

With uPVC double glazed window to side. Radiator, power points, space for dining table and chairs. Archway through to...





FULLY FITTED KITCHEN

With a matching range of wall and base units with marble effect roll top work surface over, inset one and a half bowl ceramic sink drainer, uPVC double glazed window to side and front, tiled splash backs, power points, integrated eye level electric oven and microwave oven, induction hob with modern extractor above, space for large fridge freezer, cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, radiator to dining area. Glazed timber door through to...

CONSERVATORY

Radiator, power points. Double doors opening to the side. Roof blinds.

Door to...

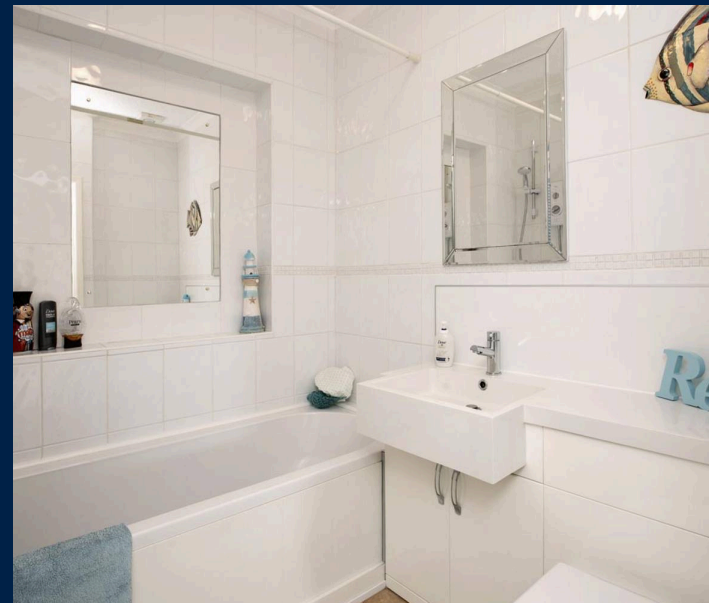
MODERN BATHROOM

White suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, panelled bath with shower attachment in addition to a wall mounted electric shower, chrome ladder heated towel rail, tiled splash backs, extractor fan.

Door to...

BEDROOM ONE

Range of built in wardrobes and dressing table, radiator, power points, uPVC double glazed window to rear and glazed timber door through into...



UTILITY SHOWER ROOM

With roll top work surface, space and plumbing beneath for washing machine and tumble dryer, power points, modern white suite comprising close coupled WC, inset was hand basin into vanity unit, glazed quadrant shower enclosure with mains fed shower, modern chrome ladder heated towel rail, tiled flooring, obscure uPVC double glazed window to rear, uPVC double doors open out to the rear garden.

BEDROOM TWO

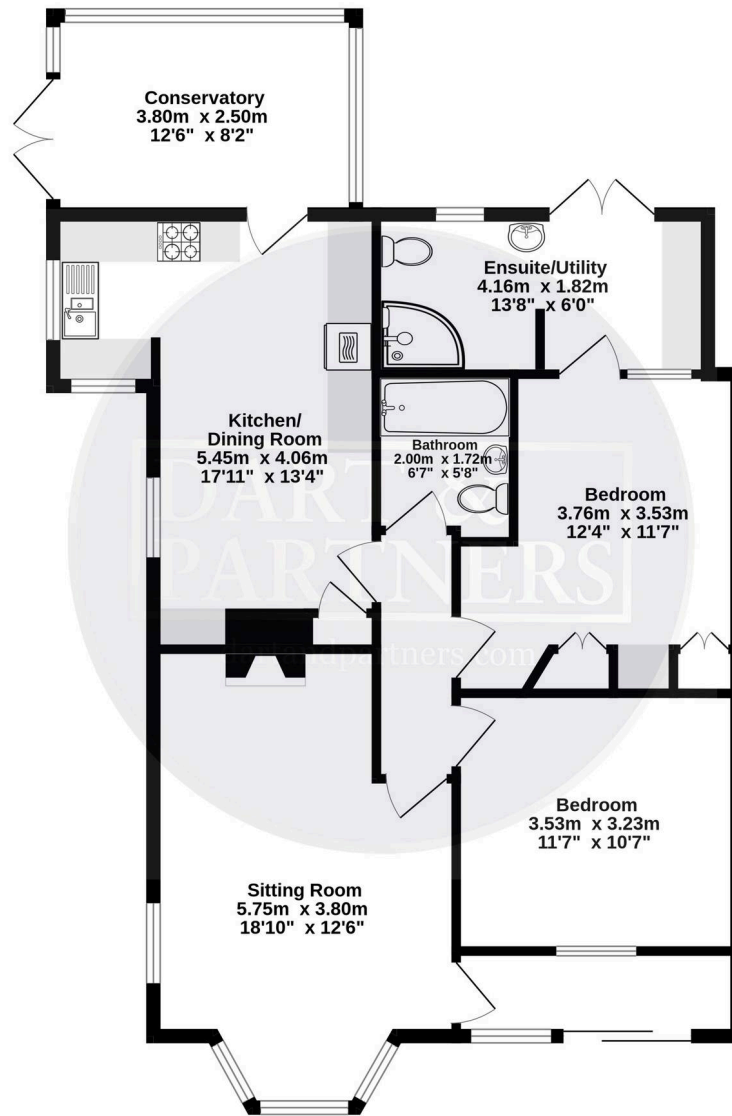
uPVC double glazed window to front. Wonderful sea and coastal view. Radiator, power points.

OUTSIDE

To the front there is DRIVEWAY PARKING. A wrought iron gate gives access to the side of the property where there is a good area of patio, whilst the majority of the garden is laid to lawn and fully enclosed with timber fencing and hedging with well stocked flower beds. There is a raised patio area at the head of the garden, perfect for outdoor furniture. Timber shed.



Ground Floor
87.5 sq.m. (942 sq.ft.) approx.



TOTAL FLOOR AREA : 87.5 sq.m. (942 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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