



17 Stonelands Court Stonelands Bridge, Dawlish
£260,000





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Dawlish, Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- A DELIGHTFUL TWO BEDROOM SEMI DETACHED PROPERTY SITUATED IN A QUIET LEVEL LOCATION JUST OUTSIDE DAWLISH TOWN CENTRE
- TWO BEDROOMS BOTH WITH EN-SUITE
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ROOM/DINER
- FRONT AND REAR GARDENS
- PARKING AND GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING



Offered to the market with no onward chain is this delightful two bedroom semi detached property situated in a quiet level location just outside Dawlish town centre. With accommodation briefly comprising; entrance porch, reception hall, utility room, two bedrooms both with en-suite, modern fitted kitchen, spacious living room/diner, uPVC double glazing, gas central heating, front and rear gardens, parking and garage. Property offers flexible accommodation and viewing comes highly recommended.

uPVC glazed door opens into...

ENTRANCE PORCH

Gas and electric meter, glazed timber door opens into...

RECEPTION HALL

Stairs rising to...

FIRST FLOOR

Radiator, high level wall mounted consumer unit, door through to...

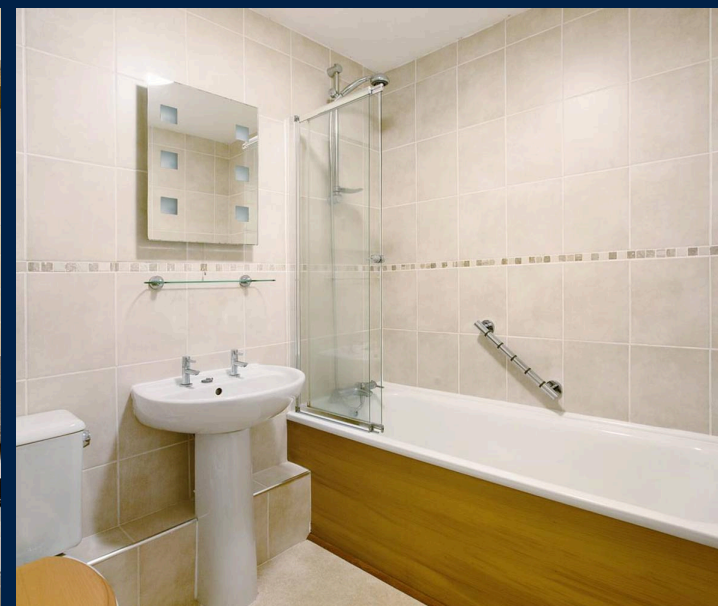
BEDROOM

uPVC double glazed window to front, radiator and power points, door through to...

EN-SUITE BATHROOM

White suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment over, sliding glazed shower screen, fully tiled, illuminated vanity mirror, radiator and extractor fan.

Door through to...





UTILITY ROOM

Base unit with roll top worksurface over, inset stainless steel sink drainer, space and plumbing for washing machine and tumble drier, tiled splash backs, radiator, extractor fan, door to...

STORAGE CUPBOARD / AIRING CUPBOARD

Useful understairs storage / airing cupboard, timber shelving and radiator.

FIRST FLOOR

Large obscure uPVC double glazed window to side giving lots of natural light.

FIRST FLOOR LANDING

Loft access hatch and power point, door through to...

MODERN FITTED KITCHEN

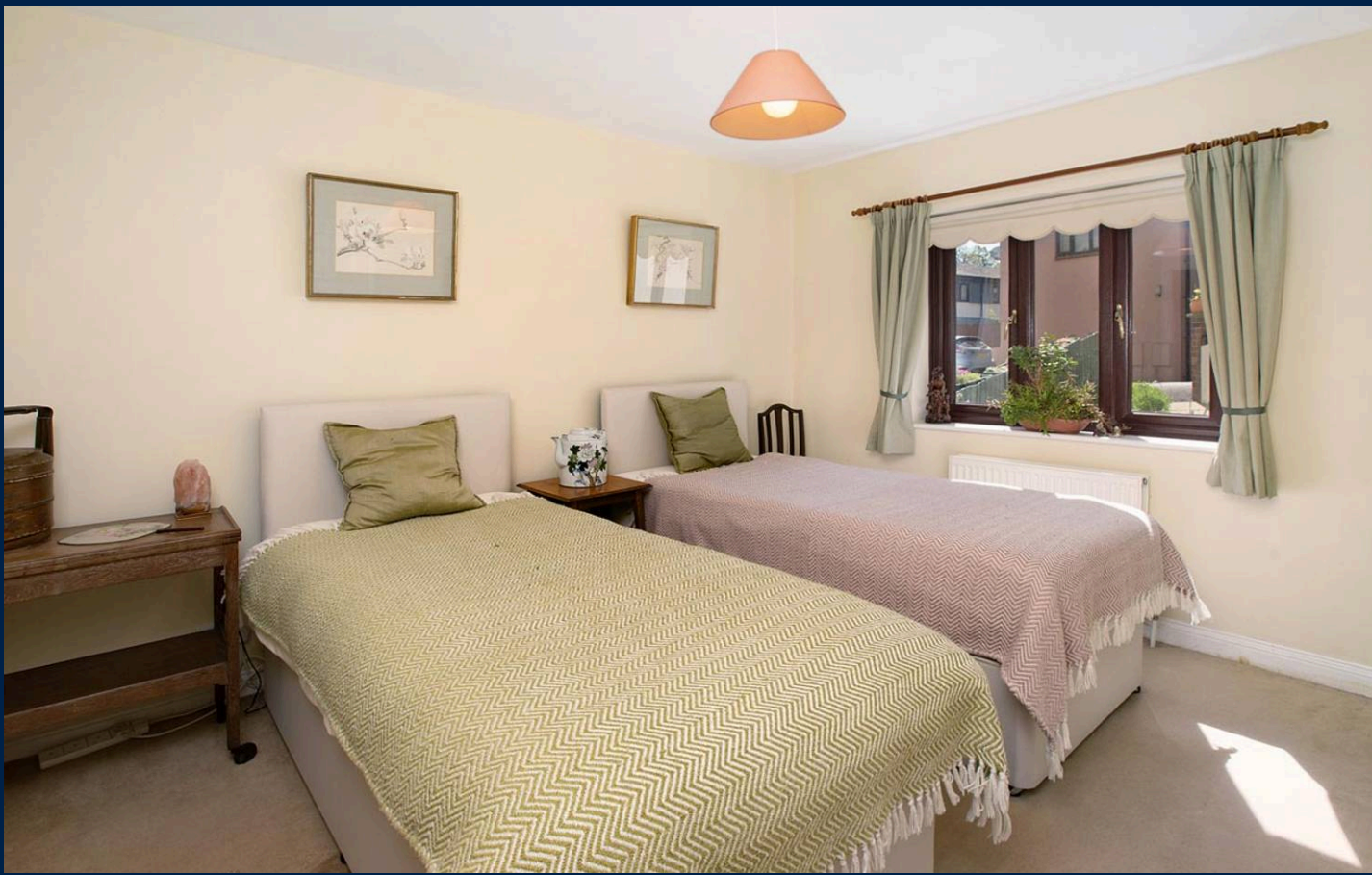
uPVC double glazed window to front, comprehensive range of shaker style wall and base units, with timber effect roll top work surface over, inset 1½ bowl composite sink drainer, space and plumbing for gas or electric cooker, stainless steel extractor, space and plumbing for dishwasher, integrated fridge and freezer, tiled splash backs, breakfast bar arrangement with space beneath for dining stool, wall mounted matching cupboard housing gas boiler supplying the domestic hot water and gas central heating, tiled splash backs and power points.

Door to...

BEDROOM

uPVC double glazed window to front, radiator and power points, sliding door into...





WETROOM/WC

Concealed cistern flush WC, inset wash hand basin into vanity unit, wall mounted mains fed shower, including folding shower stool, vanity mirror and cupboard, modern vertical heated towel rail, extractor fan.

From the bedroom double doors open to a generous built in wardrobe with timber shelf and hanging rail.

Door through to...

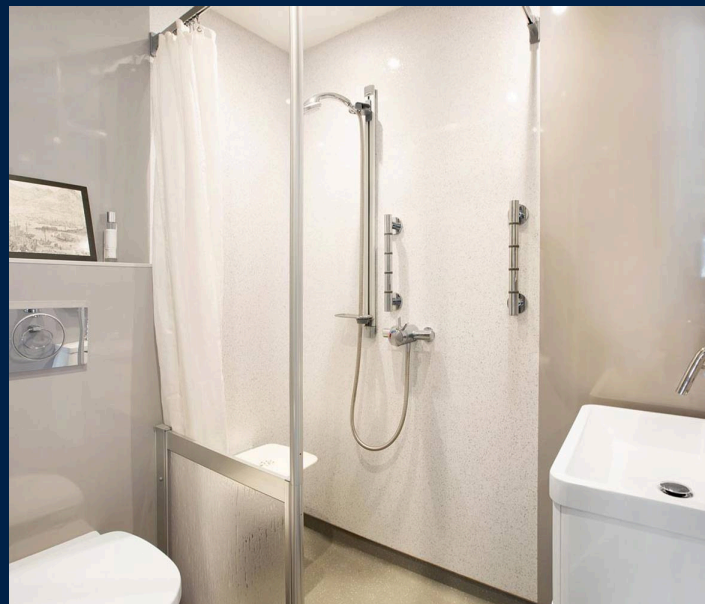
SITTING ROOM/DINER

uPVC double glazed windows and double doors opening to the rear, space for dining table and chairs, radiator, power points, telephone socket, television aerial point, fireplace housing electric fire.

OUTSIDE

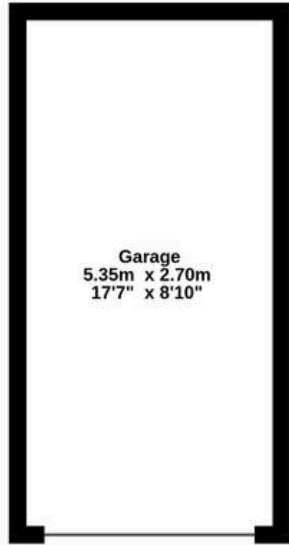
Immediately outside is a small area of composite decking, main area of garden which is extremely private and enclosed by rendered wall and Shiplap fencing, has an array of mature plants, fruit trees and shrubs bordering, main area of garden is predominantly laid to decorative chippings, with a good sized area of paved patio, plenty of space for garden furniture, built in timber bench seating, outside water tap, timber side gate gives access out to the parking area and garage which is situated in a block and has a metal up and over door, power and light, useful bulkhead storage area.

Outside to the front of the property there is a small front garden which is predominantly laid to lawn, with a paved pathway leading to the front door.

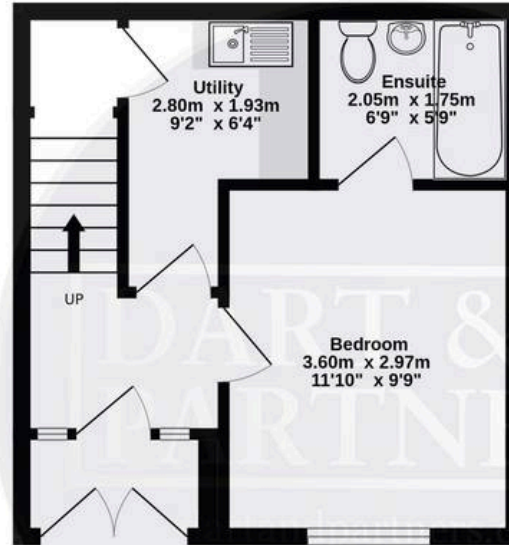




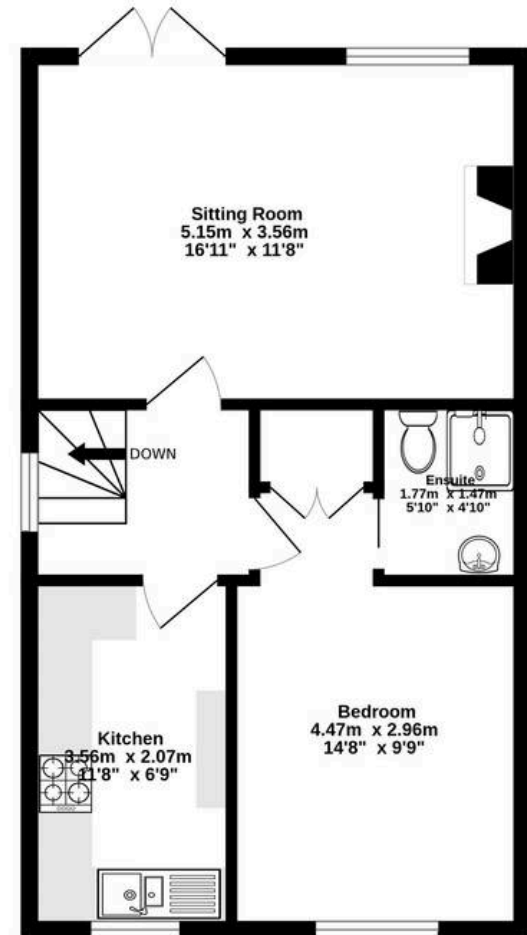
Garage
14.4 sq.m. (155 sq.ft.) approx.



Ground Floor
26.9 sq.m. (289 sq.ft.) approx.



1st Floor
44.4 sq.m. (478 sq.ft.) approx.



TOTAL FLOOR AREA : 85.7 sq.m. (922 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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