



17 The Paddock, Dawlish
£155,000 (80% Share)

DART &
PARTNERS
Established 1971



17 The Paddock

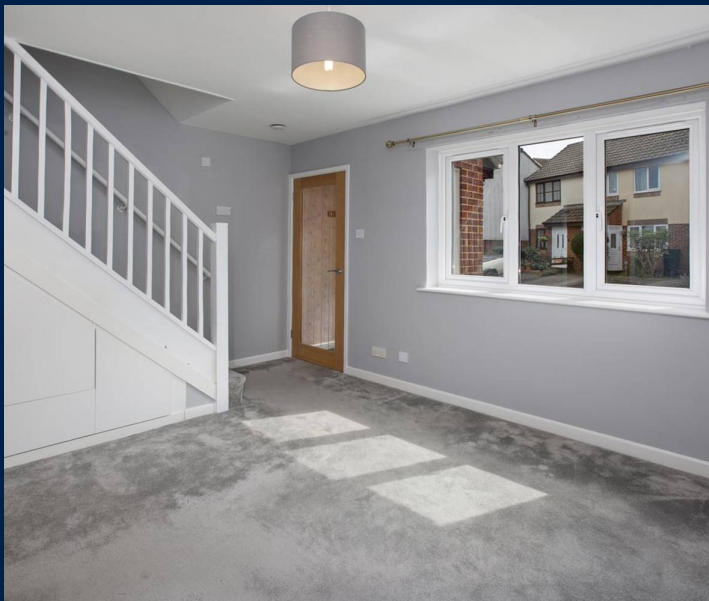
Dawlish

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- BEAUTIFULLY PRESENTED SHARED OWNERSHIP PROPERTY
- OFFERING THE OPPORTUNITY TO PURCHASE AN 80% SHARE
- ENTRANCE PORCH
- LIVING ROOM
- MODERN FITTED KITCHEN BREAKFAST ROOM
- CONSERVATORY
- DOUBLE BEDROOM
- NEWLY FITTED SHOWER ROOM
- UPVC DOUBLE GLAZING, ELECTRIC HEATING, SOLAR PANELS
- GARDEN, TWO ALLOCATED PARKING SPACES.



Dart and Partners are delighted to bring to the market this beautifully presented one bedroom shared ownership property offering the opportunity to purchase an 80% share. The property has accommodation briefly comprising; entrance porch, living room, modern fitted kitchen breakfast room, conservatory, double bedroom, newly fitted shower room, uPVC double glazing, electric heating. Owned solar panels. Garden and two allocated parking spaces. 20% Share of the property is held by St Marychurch Housing Association. Call now to register your interest.

Obscure glazed uPVC front door into...

ENTRANCE PORCH

With uPVC double glazed window to side, wall mounted consumer unit, electric meter and isolator switch for solar panels. Glazed timber door through to...

LIVING ROOM

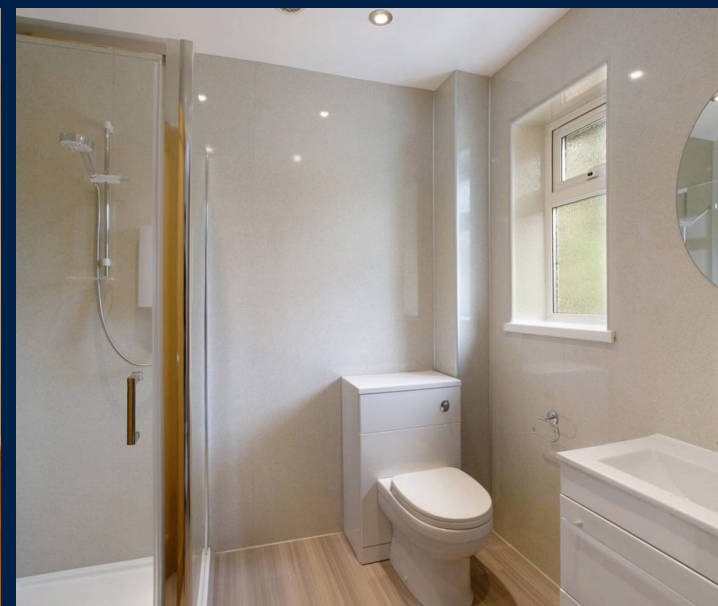
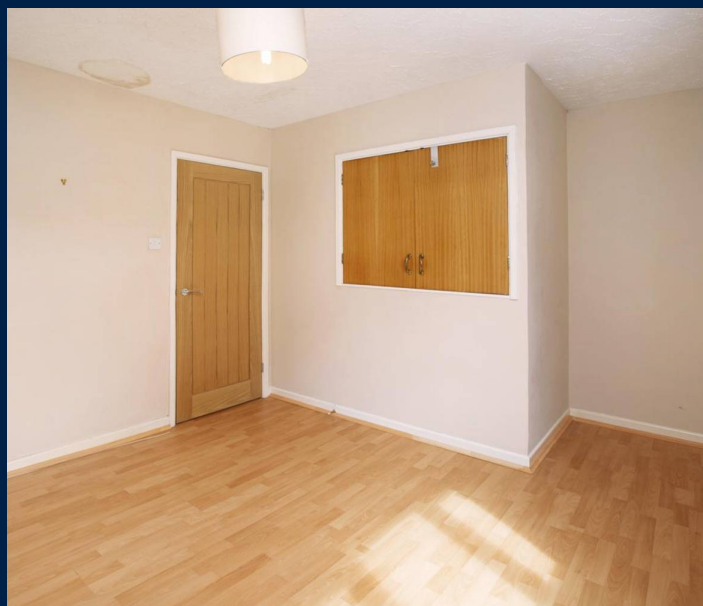
With uPVC double glazed windows to front, electric radiator, power points, television aerial connection point, bespoke under stairs storage system. Stairs rising to the first floor and timber door through to...

MODERN FITTED KITCHEN BREAKFAST ROOM

With uPVC double glazed window to rear, modern range of high gloss wall and base units with timber effect work surface, inset composite sink drainer, eye level integrated electric oven, four ring induction hob with extractor canopy above, space and plumbing for washing machine, under counter space for fridge and freezer, power points, electric radiator. Glazed timber door opening into...

CONSERVATORY

With uPVC double doors opening to the rear garden. Wall mounted electric radiator, power points.





FIRST FLOOR LANDING

With uPVC double glazed window to rear, loft access hatch, built in ladder, wall mounted electric heater. Door to airing cupboard housing hot water boiler, timber slatted shelving.

BEDROOM

With uPVC double glazed window to front, wall mounted electric heater, power points, television aerial connection point, telephone socket. Double doors opening to large storage cupboard with timber slatted shelving.

SHOWER ROOM

With obscure uPVC double glazed window to rear, modern white suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, large glazed shower enclosure, wall mounted electric shower, chrome heated towel rail, extractor fan, ceiling spotlights.

OUTSIDE

To the front there is a small area of garden predominantly laid to slate chippings. A side pathway and a timber gate give access to the area. An area to the side is predominantly laid to chippings, bordered by some mature plants and shrubs. Block built storage cupboard housing solar batteries. Outside power points and water tap. Composite decked seating area. Four solar panel.

TWO ALLOCATED PARKING SPACES.

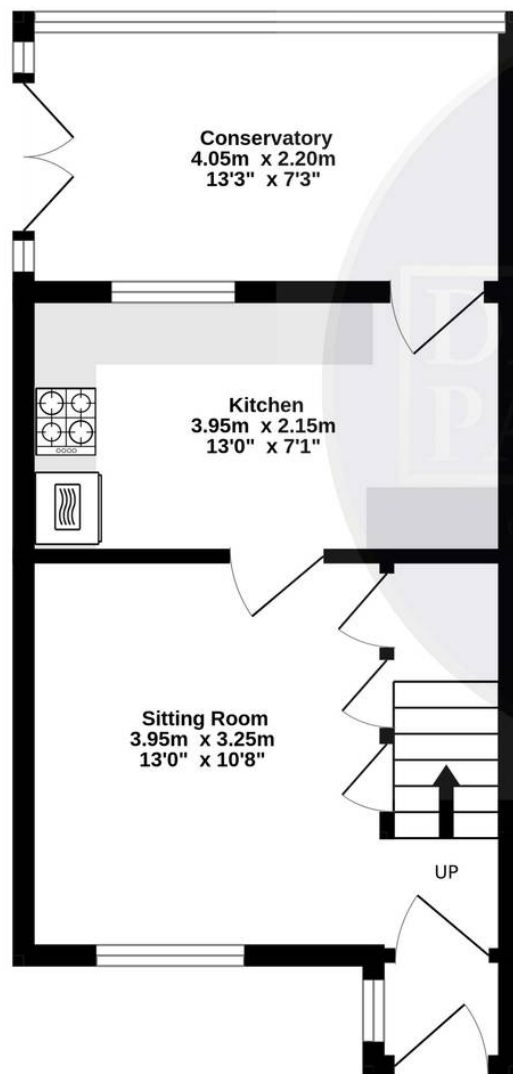
DISCLAIMER

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

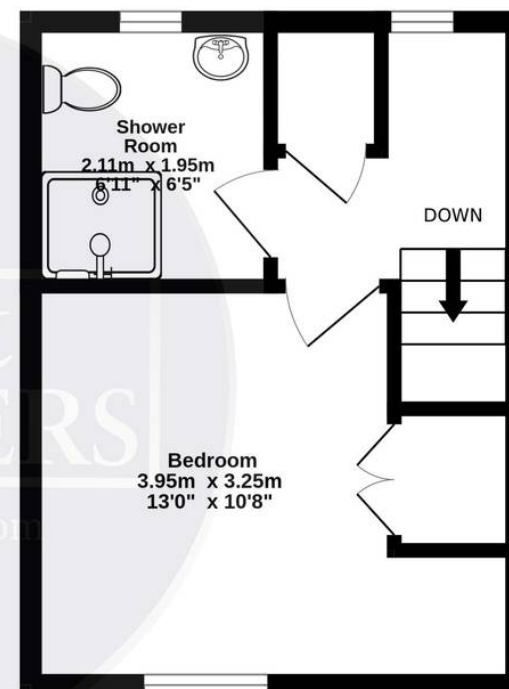




Ground Floor
30.9 sq.m. (333 sq.ft.) approx.



1st Floor
21.3 sq.m. (229 sq.ft.) approx.



TOTAL FLOOR AREA : 52.2 sq.m. (562 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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