



6 Stewart Gardens, Dawlish

Guide Price £290,000





6 Stewart Gardens

Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- SEMI DETACHED TOWN HOUSE SITUATED IN A SELECT CUL DE SAC OF JUST SIX HOUSES
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- SEA AND COASTAL VIEWS
- ENTRANCE HALL, CLOAKROOM WC
- SITTING ROOM DINER, KITCHEN BREAKFAST ROOM
- BEDROOM/SECOND RECEPTION
- THREE FURTHER BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- GARAGE STORE, PARKING, ENCLOSED REAR GARDEN



Situated in a select cul de sac of just six houses is this wonderful four bedroom semi detached town house with accommodation arranged over three floors comprising; entrance hall, cloakroom WC, bedroom/second reception, garage store, sitting room diner, kitchen breakfast room, three further bedrooms, master with en-suite shower room, family bathroom. Double glazed windows and gas central heating. Some wonderful sea and coastal views.

Obscure glazed uPVC front door into...

GENEROUS RECEPTION HALL

With doors to lower level rooms and stairs rising to the first floor. Radiator, power points. Door to useful under stairs storage cupboard with light and coat hanging hooks.

Door to...

CLOAKROOM/WC

With white suite comprising low level WC, pedestal wash hand basin, tiled splash back, vanity mirror, radiator, extractor fan. Door to storage cupboard also housing wall mounted gas boiler supplying domestic hot water and gas central heating.

A double glazed timber door gives access out to the rear garden. Door through to...

GROUND FLOOR BEDROOM/SECOND RECEPTION ROOM

With double glazed timber double doors opening out onto the decked seating area. Radiator, power points.

FIRST FLOOR LANDING

With double glazed window to front. Radiator, power points, telephone socket.

Doorway through into the...

KITCHEN BREAKFAST ROOM

With double glazed bay window to front, attractive window seat. Space for dining table and chairs. Radiator.





The kitchen has a matching range of shaker style wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four burner gas hob with stainless steel extractor canopy and splash back, integrated fridge and freezer, integrated washing machine and dishwasher, power points.

Door through into the...

LIVING ROOM DINER

With two double glazed windows to rear enjoying distant sea and coastal views. Radiator, power points, TV aerial connection point.

SECOND FLOOR LANDING

With loft access hatch. Radiator, power points. Door to useful storage/airing cupboard with pressurised hot water cylinder and timber shelving.

Door to...

FAMILY BATHROOM

With obscure double glazed window to front. White suite comprising low level WC, pedestal wash hand basin, panelled bath with mains fed shower over, tiled splash backs, vanity light and shaver socket. Radiator.

Door to...

BEDROOM ONE

With double glazed window to front. Double doors to built in wardrobe. Radiator, power points, TV aerial connection point. Door to...

EN-SUITE SHOWER ROOM

With white suite comprising low level WC, pedestal wash hand basin, shower enclosure with folding glazed door, mains fed shower, vanity light, shaver socket, extractor fan, radiator.



BEDROOM TWO

With double glazed window to rear enjoying stunning sea and coastal views. Radiator, power points.

BEDROOM THREE

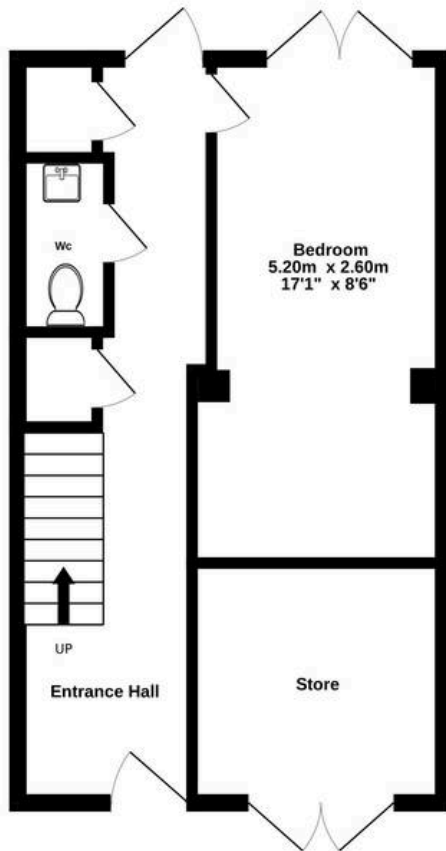
With double glazed window to rear enjoying a similar outlook to that of bedroom two. Radiator, power points.

OUTSIDE

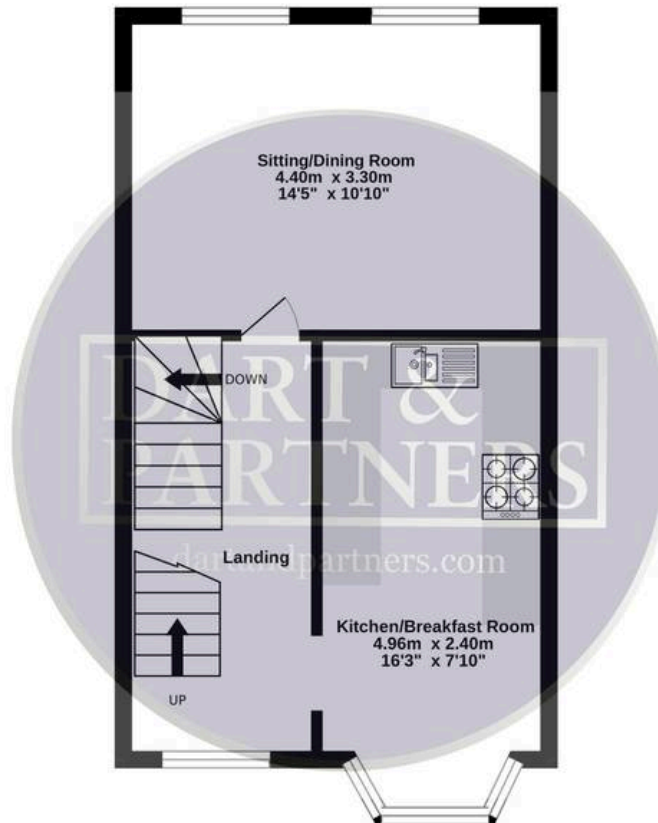
To the front of the property is PARKING ahead of the GARAGE STORE with two double wooden doors opening to a good sized store room with power and light. Side access gate giving access to the side and rear of the property. The rear garden is fully enclosed making it pet/child safe. There is a good sized raised decked seating area leading straight from the ground floor, whilst the remainder of the garden is mainly laid to lawn. Two timber sheds, with one being arrange as a workshop.



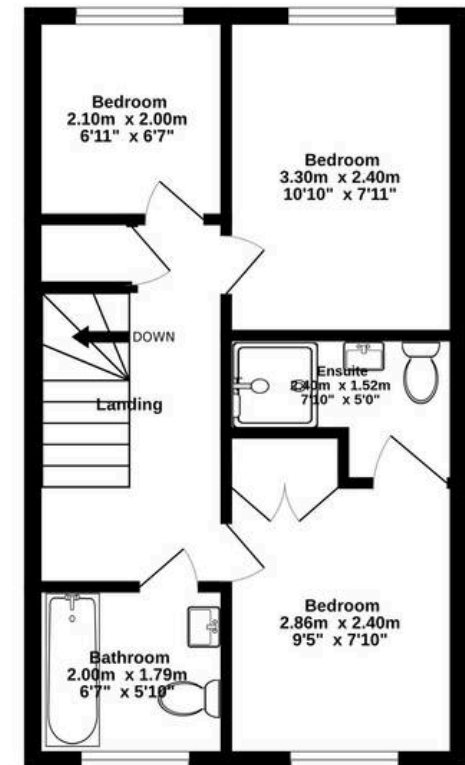
Ground Floor
33.6 sq.m. (362 sq.ft.) approx.



1st Floor
34.6 sq.m. (373 sq.ft.) approx.



2nd Floor
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA : 102.0 sq.m. (1098 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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