



15 Chestnut Walk, Dawlish

Guide Price £245,000

DART &
PARTNERS
Established 1971



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Dawlish

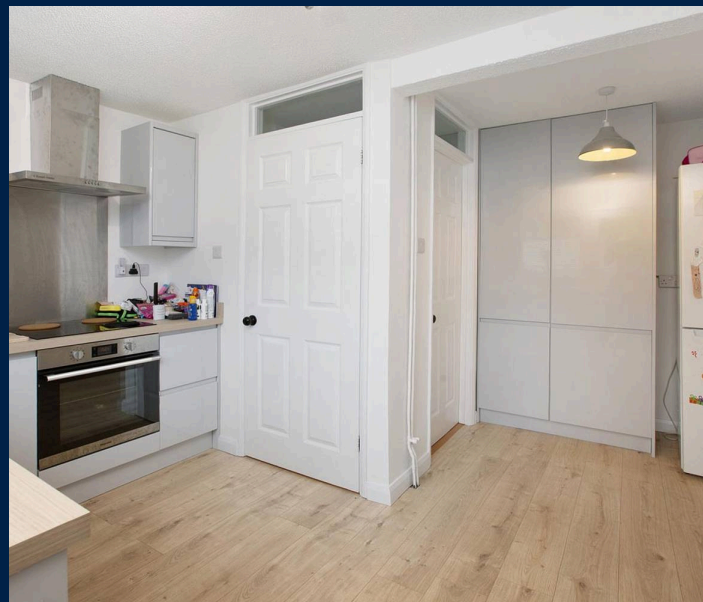
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- EXTENDED END OF TERRACE PROPERTY SITUATED IN A POPULAR LOCATION
- OFFERED TO THE MARKET IN GOOD DECORATIVE ORDER
- CONVENIENTLY POSITIONED FOR ACCESS TO SCHOOLS AND LOCAL AMENITIES ETC
- RECEPTION HALL, LIVING ROOM DINER, MODERN FITTED KITCHEN
- THREE BEDROOMS (ONE ON THE GROUND FLOOR WITH EN-SUITE)
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Dart & Partners are delighted to bring to the market this three bedroom end of terrace property situated in a popular location, conveniently positioned for access to schools and local amenities etc. The flexible accommodation briefly comprises; reception hall, living room diner, modern fitted kitchen, three bedrooms with one being on the ground floor with an en-suite shower room, family bathroom, front and rear gardens, uPVC double glazing and gas central heating.

Obscure glazed uPVC double glazed door into the...

RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Useful under stairs storage cupboard. Radiator, power point. Door through to...

LIVING ROOM DINER

Dual aspect with uPVC double glazed windows to front and rear aspect. Two radiators, power points, TV aerial connection point, satellite point. Door through to...

GROUND FLOOR BEDROOM

Dual aspect with uPVC double glazed window to rear and side aspects. Radiator, power points, small loft access hatch. Door through to...

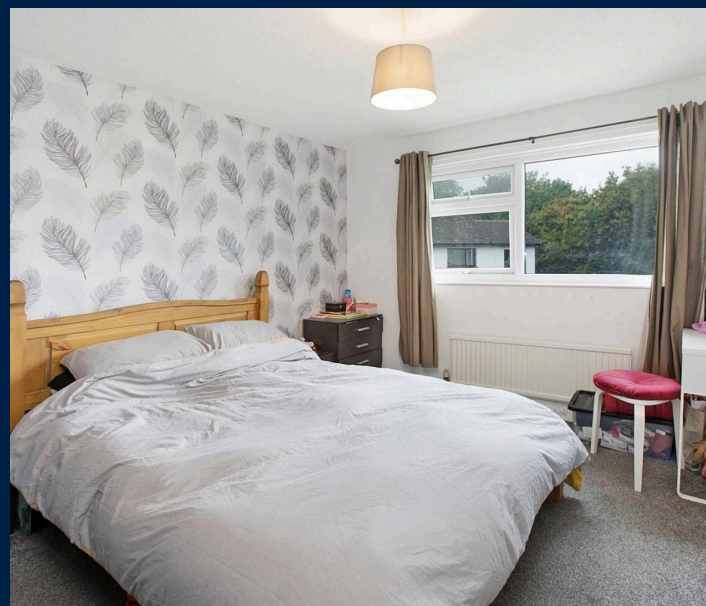
EN-SUITE SHOWER ROOM

With uPVC obscure glazed window to front, white suite comprising low level WC, pedestal wash hand basin, glazed quadrant shower enclosure with wall mounted electric shower, tiled splash backs, chrome ladder heated towel rail, extractor fan.

Door into...

MODERN FITTED KITCHEN

Fitted with a range of matching high gloss wall and base units with square edge work surface over, inset stainless





steel sink drainer, integrated electric oven, four ring induction hob with stainless steel extractor canopy above and with stainless splash back, space and plumbing for washing machine, space for further under counter appliance and space for upright fridge freezer, radiator, power points, uPVC double glazed window to rear.

HALF LANDING

With uPVC double glazed window to front.

SPACIOUS FIRST FLOOR LANDING

With loft access hatch and power point.

BEDROOM ONE

With uPVC double glazed window to rear. Radiator, power points.

BEDROOM TWO

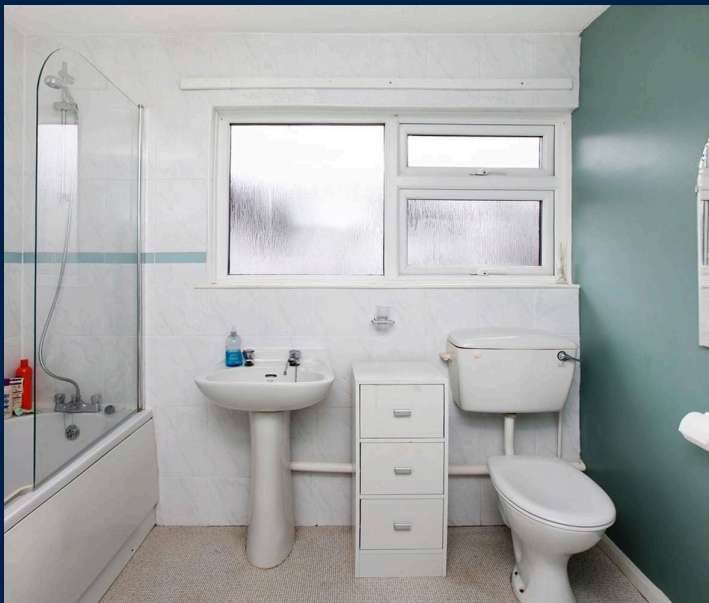
With uPVC double glazed window to rear. Radiator, power points.

FAMILY BATHROOM

With obscure uPVC double glazed window to front, white suite comprising mid level WC, pedestal wash hand basin, panelled bath with shower attachment over, glazed shower screen, tiled splash backs, radiator. Airing cupboard with louvre doors and timber slatted shelving.

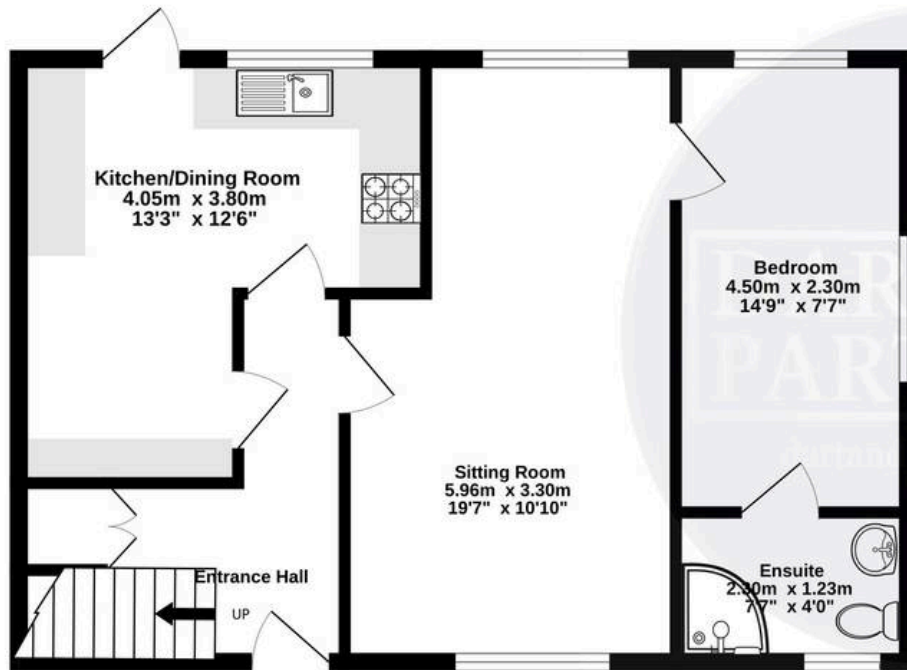
OUTSIDE

To the front, approached via a small timber gate and enclosed with timber fencing, the garden is predominantly laid to decorative chippings with a small area of paved patio. To the rear, the garden is fully enclosed making it child/pet friendly and is arranged for ease of maintenance and is predominantly laid to paving bordered by some mature plants and shrubs. Outside water tap. A timber gate gives access to the side of the property.

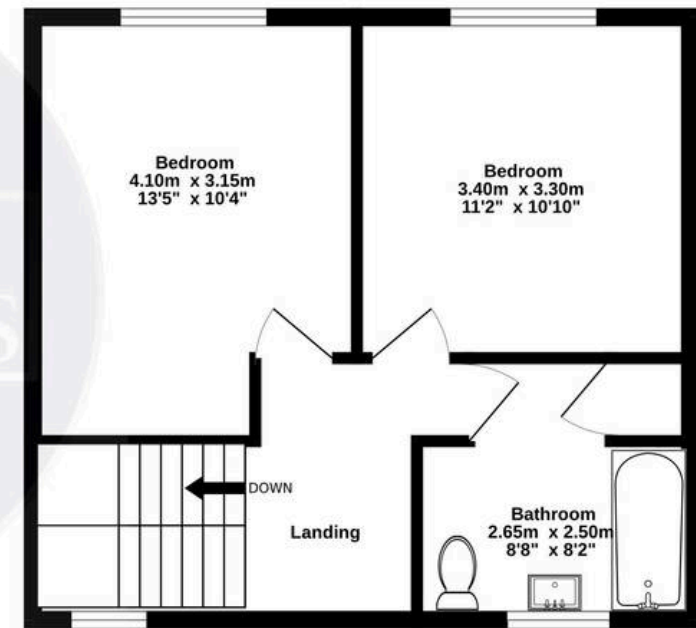




Ground Floor
52.5 sq.m. (565 sq.ft.) approx.



1st Floor
38.8 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 91.3 sq.m. (982 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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