



Three Bedroom Family Home With Off-Road Parking, Garage, Enclosed Rear Garden And Excellent Potential, Situated In A Sought-After Residential Area Of Dawlish. An Ideal First-Time Purchase Or Family Home Offering Spacious Accommodation And The Opportunity To Add Your Own Personal Touch.

23 Gatehouse Rise | Dawlish | EX7 0EH





PROPERTY TYPE

End Terraced House



SIZE

861 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D



COUNCIL TAX BAND

C



in a nutshell...

- Sought-After Residential Location In Dawlish
- Off-Road Parking To The Front
- Garage With Up-And-Over Door
- Spacious Lounge/Dining Room
- Ground Floor WC
- Modern Family Bathroom
- Enclosed Rear Garden
- Patio Seating Area And Artificial Lawn
- Ideal First-Time Buy Or Family Home





the details...

Situated in a popular residential area of Dawlish, this three-bedroom family home offers well-proportioned accommodation, off-road parking, a garage and an attractive enclosed rear garden, making it an excellent opportunity for first-time buyers, growing families or those looking to put their own stamp on a property.

To the front of the property, a driveway provides off-road parking and leads to the garage with an up-and-over door. A UPVC double-glazed door opens into the entrance porch, with a further door leading into the welcoming hallway. Stairs rise to the first floor, while a door provides access to the convenient ground floor WC.

The hallway opens into a spacious lounge/dining room, featuring a fireplace, coved ceilings, central heating radiator and a UPVC double-glazed window overlooking the rear garden. A further door leads into the kitchen, which is fitted with a range of matching wall and base units with work surfaces and tiled splashbacks. There is an inset sink and drainer with mixer tap, space and plumbing for white goods, space for a gas cooker with extractor hood above, a UPVC double-glazed window and door providing access to the rear garden.

On the first floor are three bedrooms. The principal bedroom enjoys a UPVC double-glazed window to the front and benefits from a fitted storage cupboard. Bedrooms two and three overlook the rear garden and are served by central heating radiators. Completing the accommodation is the modern family bathroom, fitted with a white suite comprising a concealed cistern WC, wall-mounted vanity wash basin, panelled bath with shower over and glass screen, tiled surrounds, chrome heated towel rail and an obscured UPVC double-glazed window to the front.

Outside, the rear garden has been designed for ease of maintenance and enjoyment, featuring a patio seating area, pathway, raised planting beds, mature shrubs and bushes, together with an artificial lawn.

Offering fantastic potential in a highly desirable location, this property presents an excellent opportunity to create a wonderful home tailored to your own tastes and requirements.



All Material Information Provided Is Subject To Verification By A Purchaser And Their Solicitor During The Conveyancing Process. Buyers Are Advised To Make Their Own Enquiries Regarding Services, Tenure, Council Tax Banding And Any Other Information Relating To The Property.

Upon having an offer accepted, Move With Us, the appointed selling agent, charge £49 (+VAT) to complete ID & AML Checks.



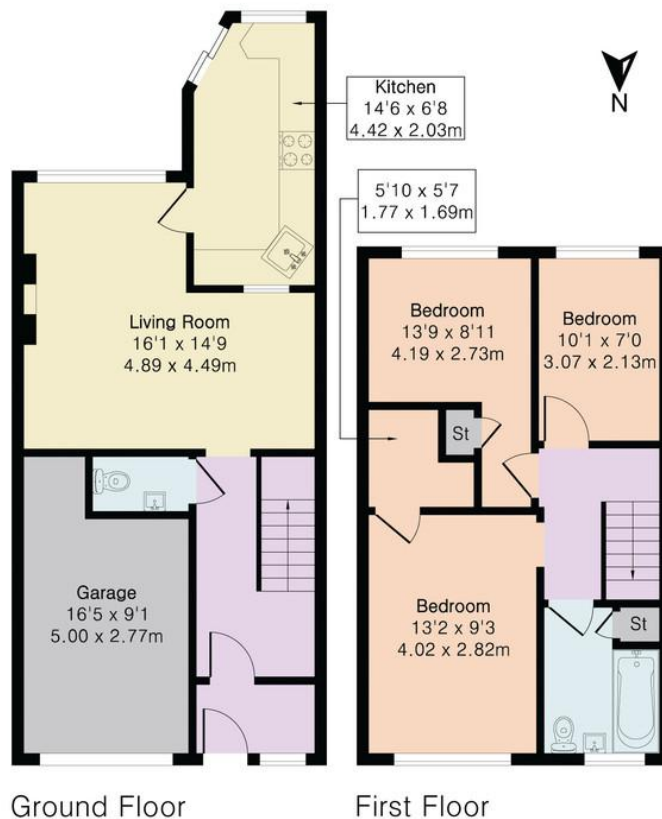
the floorplan...

**Approximate Gross Internal Area 860 sq ft - 80 sq m
(Excluding Garage)**

Ground Floor Area 421 sq ft – 39 sq m

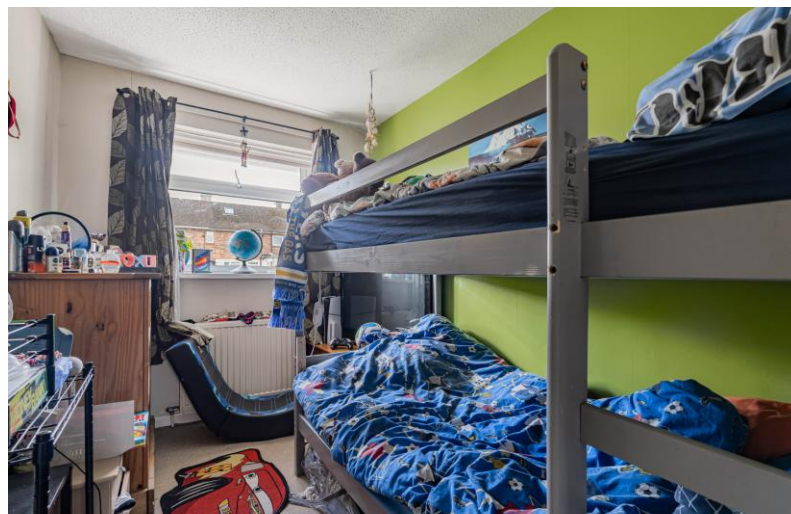
First Floor Area 439 sq ft – 41 sq m

Garage Area 129 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



the location...

Travel

Newlands, Elm Grove Road
0.07 mi • Bus stop or station

Gatehouse School
0.08 mi • Bus stop or station

Secmanton Lane
0.16 mi • Bus stop or station

Dawlish Rail Station
0.47 mi • Train station

Schools

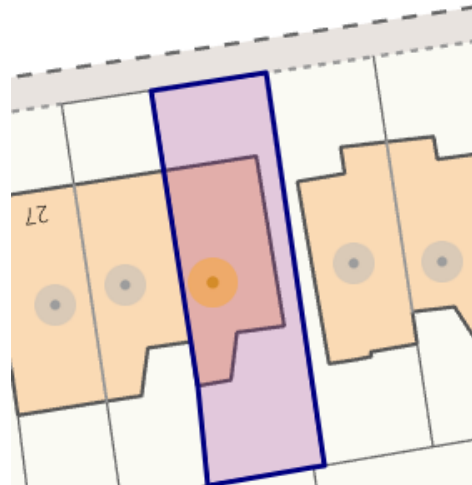
Dawlish College
0.30mi • Secondary

Chances Educational Support Services
0.32mi • Secondary

Gatehouse Primary Academy
0.53mi • Primary

Please check Google maps for exact distances and travel times.

Property postcode: EX7 0EH



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey or tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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