



5 St. Marks Brunswick Place, Dawlish  
£250,000





## 5 St. Marks Brunswick Place

Dawlish, Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SPACIOUS TOWN HOUSE IN LEVEL LOCATION
- CLOSE TO ALL LOCAL AMMENITIES INCLUDING TRAIN STATION AND BEACHES
- OVER LOOKING THE BROOK AND LAWNS
- THREE BEDROOMS
- INTEGRAL GARAGE
- GENEROUS BALCONY
- GAS CENTRAL HEATING





A fantastic opportunity to purchase this spacious three bedroom, town house situated in a level location overlooking the Brook and Lawns, close to all local amenities, Train station, beaches etc with accommodation briefly comprising of reception hall, utility room , ground floor shower room, integral garage, kitchen/diner, living room , three bedrooms, family bathroom, balcony and with gas central heating. Timber front door into:

RECEPTION HALL with radiator, power points, stairs rising to FIRST FLOOR, door through to the rear of the integral garage and door through to..

UTILITY ROOM with radiator, built in cupboard, range of matching wall and base units with inset stainless steel sink drainer, roll top work surface over, space and plumbing for washing machine and further appliance, useful under stairs storage cupboard, power points, and tiled splashbacks , door through to ...

SHOWER ROOM with obscure Upvc double glazed window to front, coloured suite comprising low level W.C, wall mounted wash hand basin, and obscure glazed shower enclosure with mains fed shower, radiator, vanity mirror and tiled splashbacks

INTEGRAL GARAGE with electrically operated metal up and over door, power and light, wall mounted consumer units, electric and gas meter







FIRST FLOOR LANDING with radiator and power points and multi pane timber door through to ..

KITCHEN / DINER with two Upvc double glazed windows to front enjoying a pleasant outlook over the Brook and Green, space for large dining table and chairs, power points, matching range of wall and base units with roll top work surface over, inset one and half bowl composite sink drainer, space for electric cooker with extractor above, space for under counter fridge, louvre doors to cupboard with timber slatted shelving and wall mounted gas boiler, multi paned timber door though to ..

SITTING ROOM with Upvc double glazed window to rear and aluminium framed double glazed sliding doors opening out onto generous balcony, two radiators, power points, television aerial connection point and feature fireplace housing electric fire

FROM FIRST FLOOR LANDING further stairs rising to ...





SECOND FLOOR LANDING with loft access hatch, radiator, and power points, door to ..

BEDROOM TWO with Upvc double glazed window to front, radiator, power points and wash hand basin with tiled splashbacks

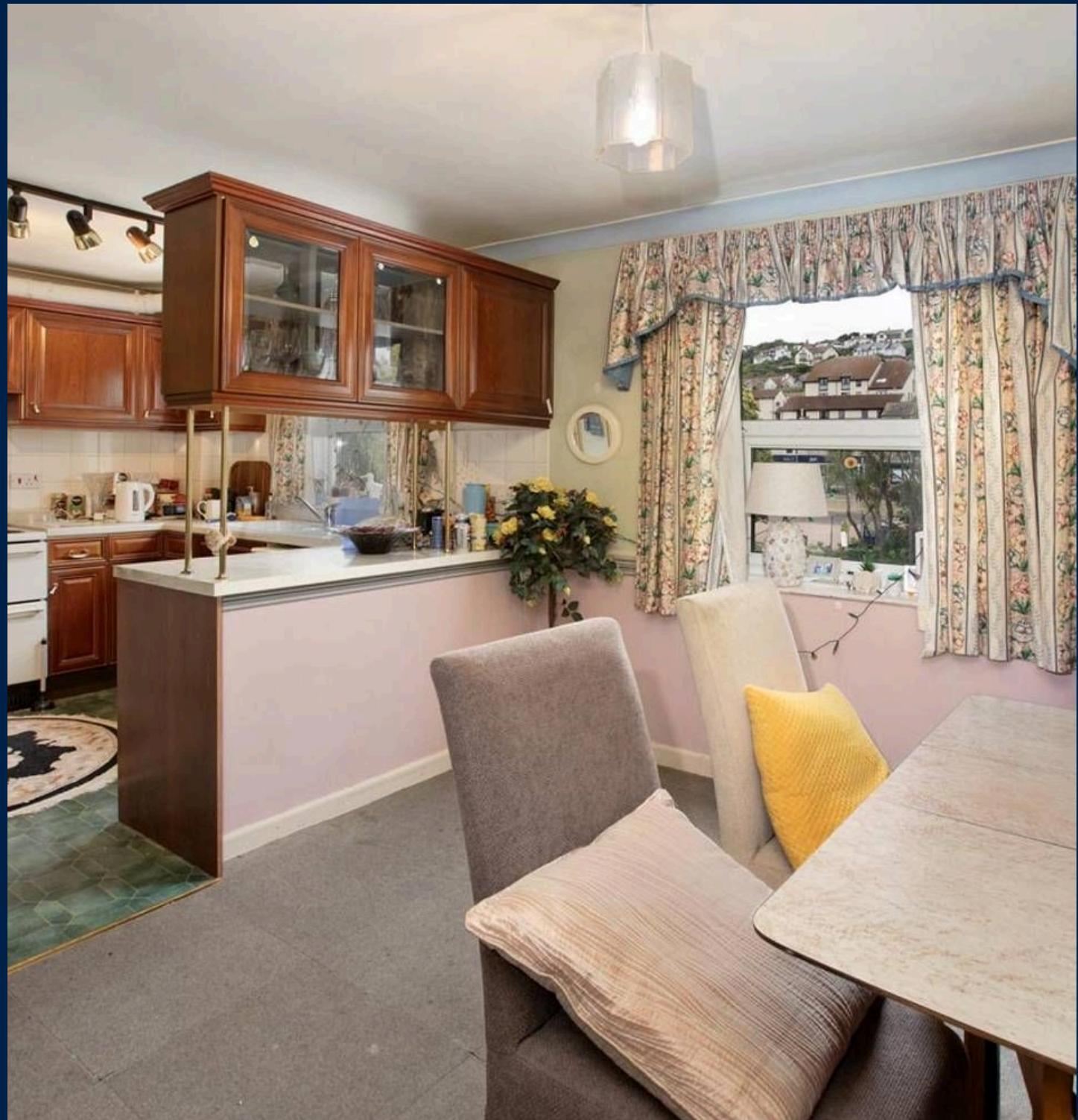
BEDROOM THREE with Upvc double glazed window to rear, radiator and power points

BEDROOM ONE with Upvc double glazed window to rear, radiator, comprehensive range of built in wardrobes, high level cupboards, dressing table with matching bedside tables , power points and television aerial connection point, double doors to ..

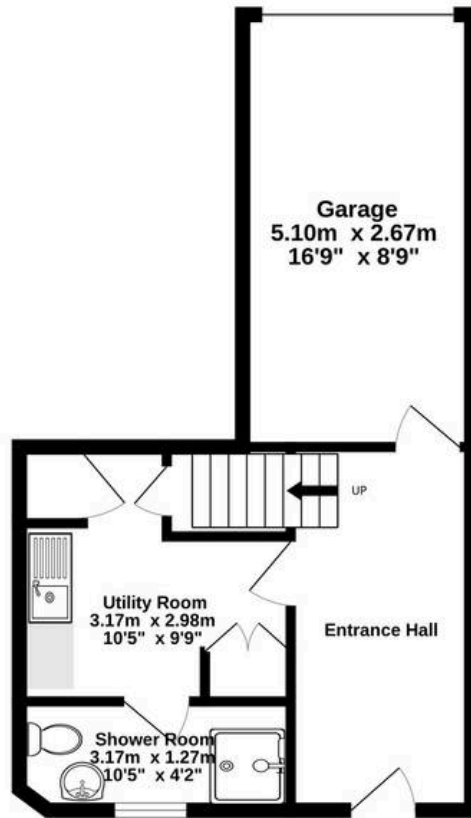
ENSUITE W.C with a coloured suite comprising of low level macerator W.C, inset wash hand basin in to vanity unit, tiled splash backs, mirrored vanity unit and shaver socket

FAMILY BATHROOM with obscure Upvc double glazed window to front, suite comprising of low level W.C, inset wash hand basin into vanity unit, panelled bath with shower attachment over and glazed shower screen, radiator, door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving

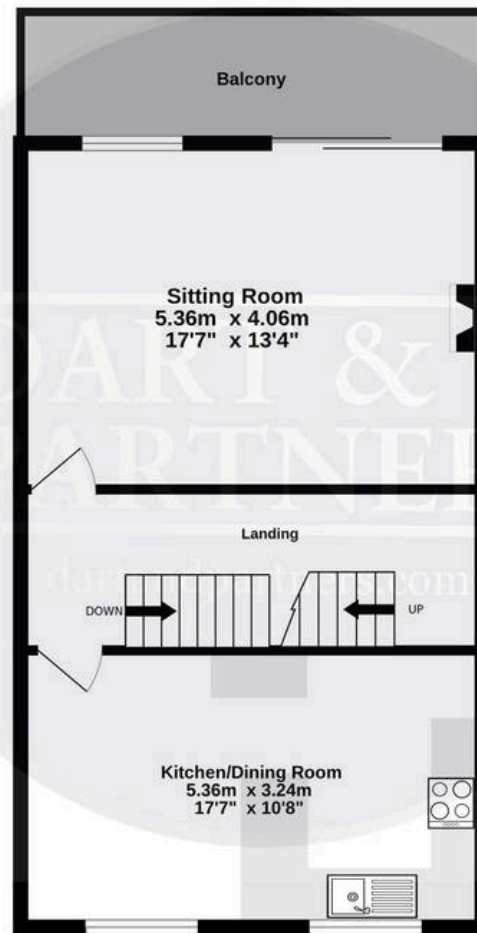
OUTSIDE Parking and garage to the rear accessed via an electrically operated security gate.



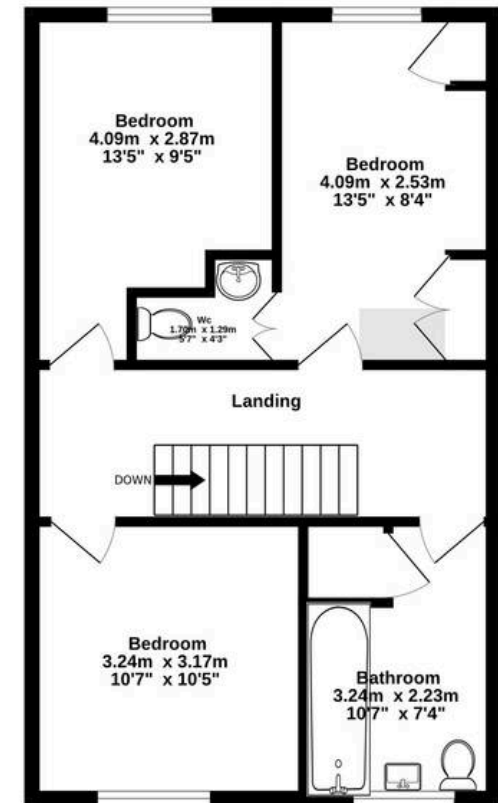
Ground Floor  
36.3 sq.m. (391 sq.ft.) approx.



1st Floor  
54.6 sq.m. (588 sq.ft.) approx.



2nd Floor  
54.6 sq.m. (588 sq.ft.) approx.



**TOTAL FLOOR AREA : 145.5 sq.m. (1566 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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