



## 3 The Old School Old Town Street, Dawlish

Guide Price £430,000

DART &  
PARTNERS  
Established 1971



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Dawlish

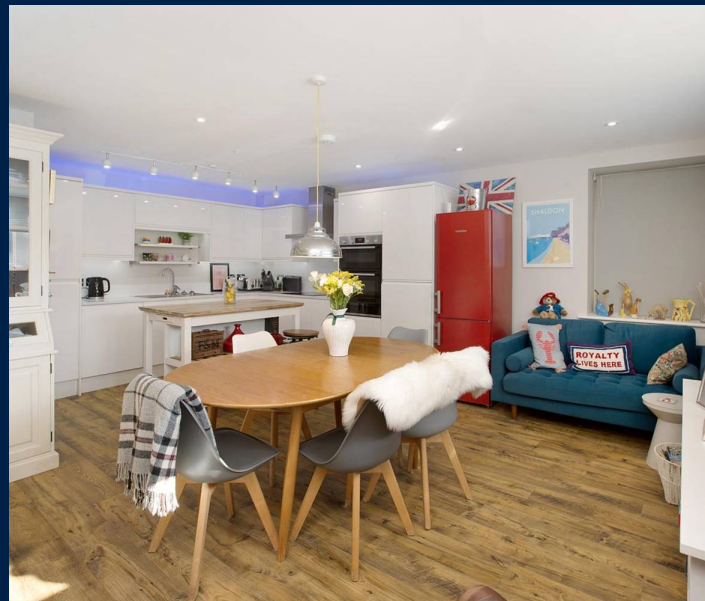
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FORMER VICTORIAN SCHOOL
- THREE BEDROOMS
- EN-SUITE
- TOWN CENTRE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- PARKING
- SOUTH FACING ENCLOSED COURTYARD GARDEN



A unique opportunity to purchase a stunning three bedroom attached home. The property was converted in 2019 from a former Victorian school into an exceptionally well presented home with many pleasing high quality features . Accommodation briefly comprising; living room, kitchen diner, cloakroom, three bedrooms, master en-suite, bathroom, double glazing, gas central heating, allocated parking, attractive south facing enclosed courtyard garden.

An internal viewing comes highly recommended to appreciate the fantastic accommodation on offer.

A Gothic front entrance porch with seating leads to an obscure glazed front door opening into...

**RECEPTION HALL** Doors to principal rooms, stairs rising to first floor, radiator, consumer unit, power points, smoke alarm. Door to...

**LIVING ROOM** Double glazed window and door giving access to courtyard garden. Multi fuel stove. Two column radiators, power points, television aerial connection point, telephone socket.

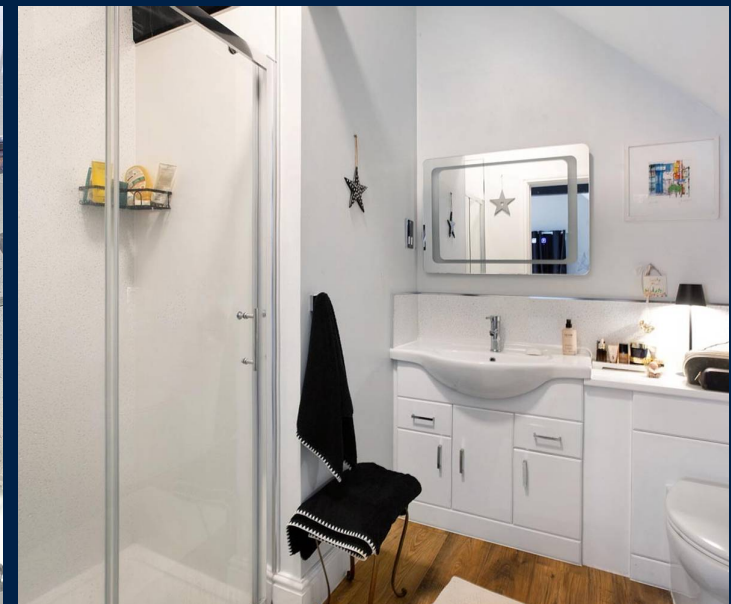
**STORAGE** Generous under stairs storage cupboard with coat hanging rail.

**KITCHEN/DINER** Two double glazed windows to front and side aspect, modern range of matching wall and base units with low profile composite work surface over, inset one and a half bowl stainless sink drainer with mixer tap, eye level double electric oven, induction hob with stainless extractor canopy over, integrated dishwasher and fridge freezer.

**DINING AREA:** Radiator, power points, television aerial connection point.

Door to...

**UTILITY ROOM** With space and plumbing for washing machine and tumble dryer, cupboard with low profile composite work surface over





Door to...

UTILITY ROOM With space and plumbing for washing machine and tumble dryer, cupboard with low profile composite work surface over.

GROUND FLOOR CLOAKROOM White suite comprising concealed flush cistern WC, inset wash hand basin into vanity unit, radiator. Loft access hatch.

BEDROOM ONE Double glazed window to front and Velux with electric blackout blind, vaulted ceiling with exposed beams, built in wardrobe, loft access hatch radiator, power points/ usb socket, television aerial connection point. Door to...

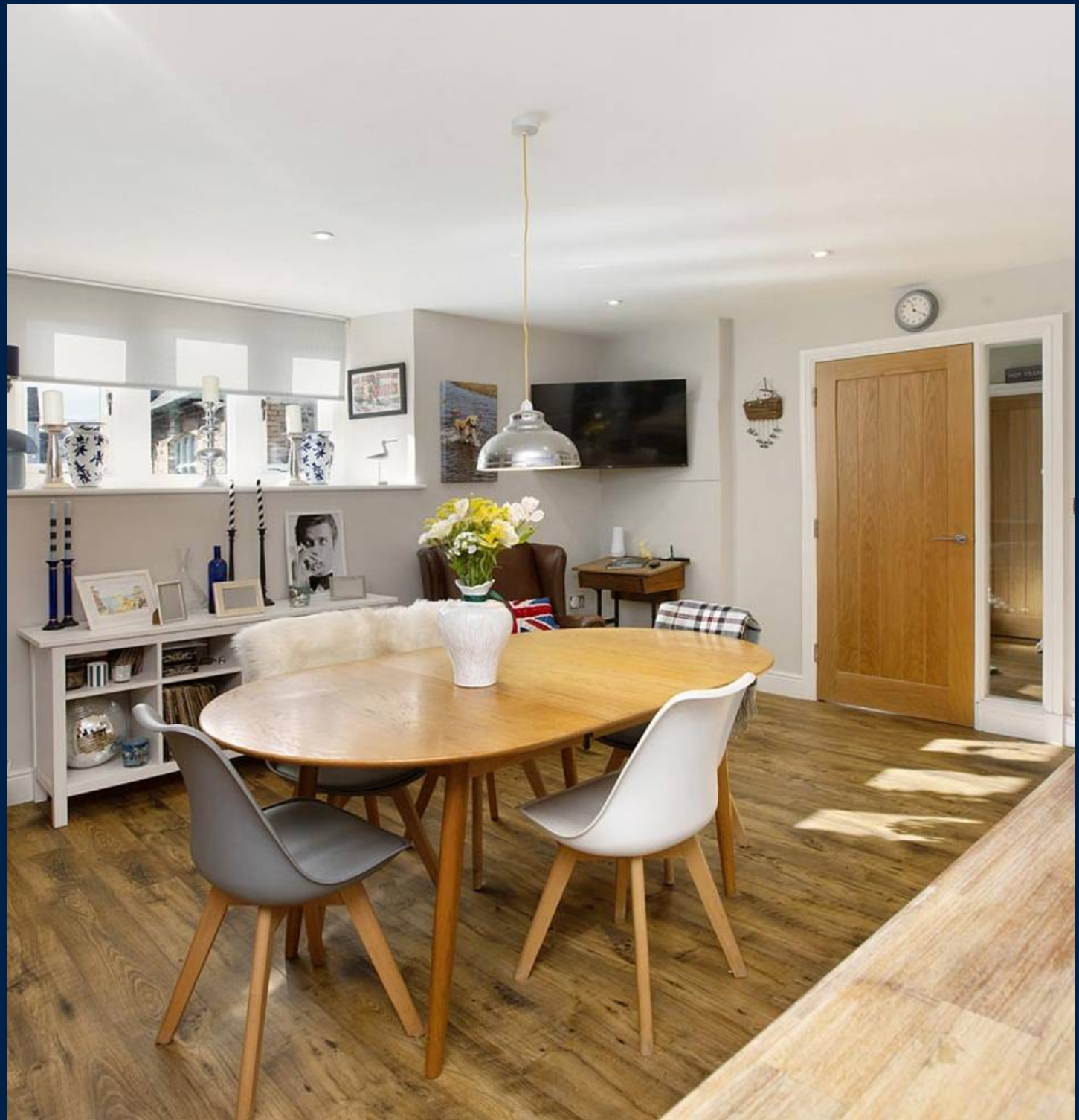
EN-SUITE Vaulted ceiling with exposed beams, white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit with storage cupboards beneath, walk in shower enclosure with mains fed shower along with rainwater head, extractor fan, anthracite heated towel rail.

BEDROOM TWO Double glazed windows to front and Velux window with blackout blind, vaulted ceiling with exposed beams, radiator, power points. Tv aerial connection point.



LANDING Loft access hatch.

BEDROOM THREE Double glazed Velux window with blackout blind, radiator, power points, vaulted ceiling with exposed beams. Tv aerial connection point.





**TOTAL FLOOR AREA : 140.6 sq.m. (1513 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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