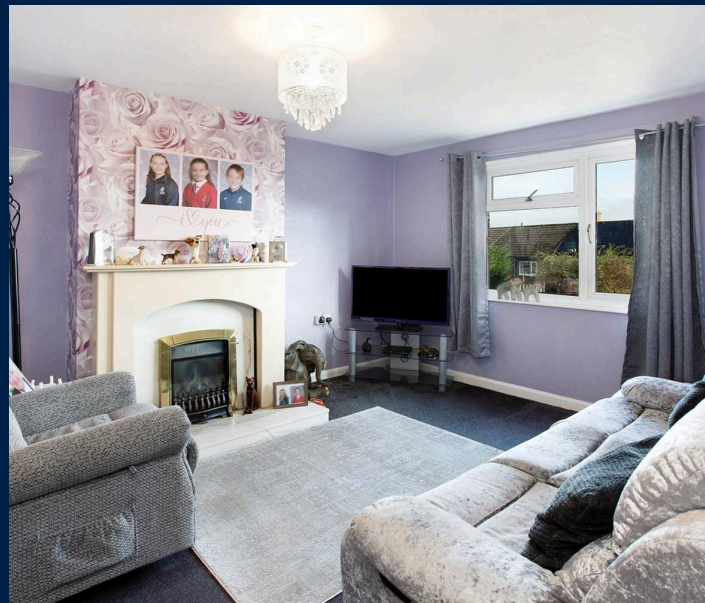
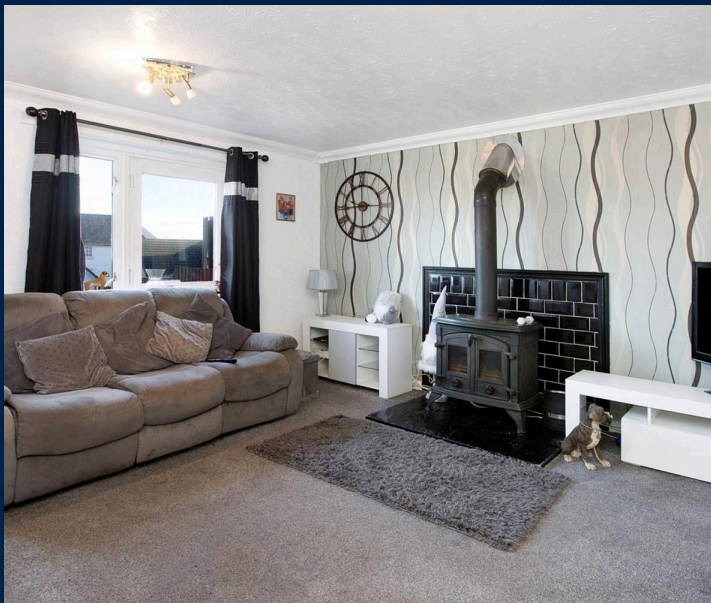
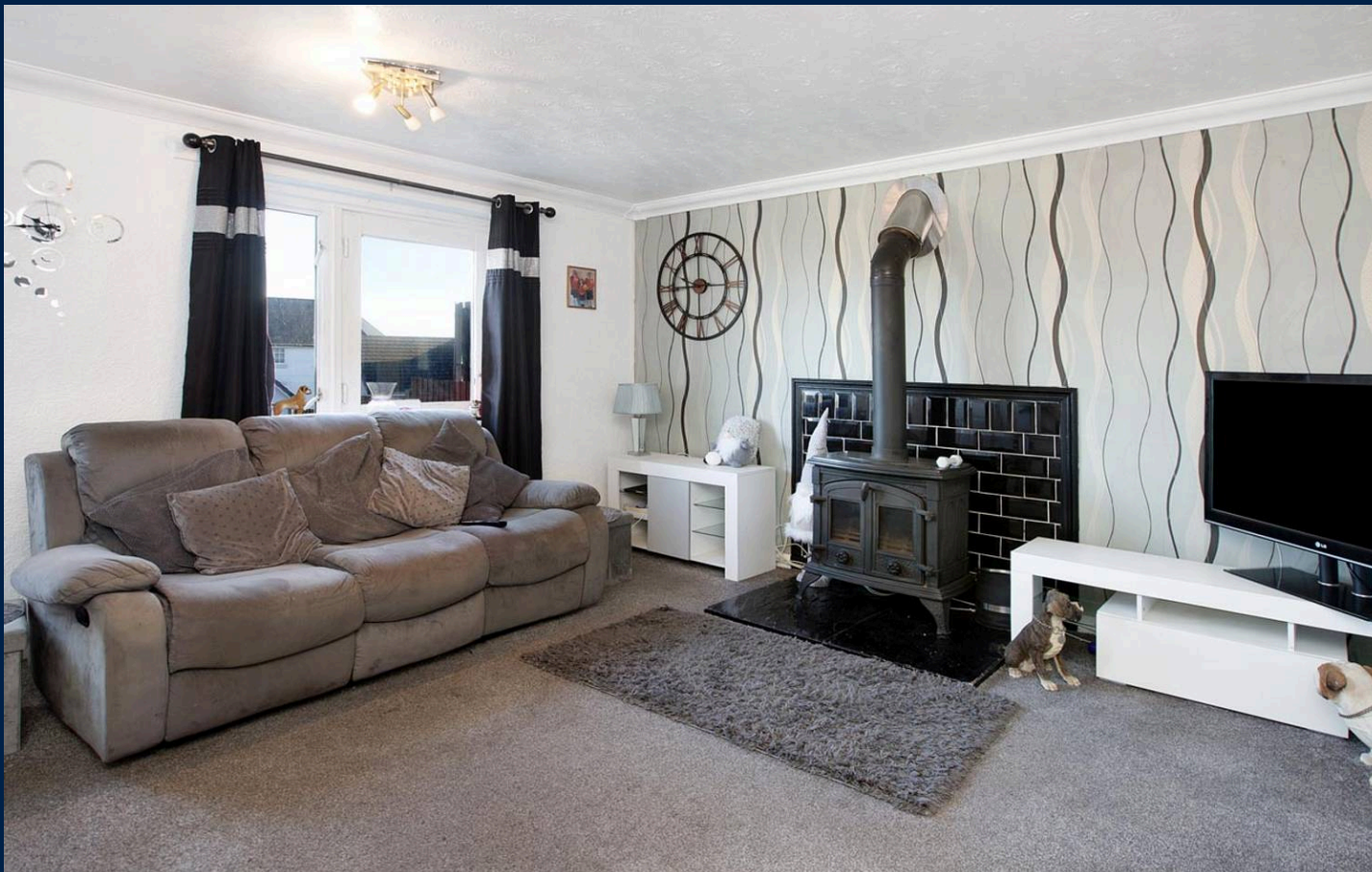




70 Newlands, Dawlish

Guide Price **£255,000**

**DART &
PARTNERS**
Established 1971



70 Newlands

Dawlish

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- SEMI-DETACHED PROPERTY SITUATED IN A POPULAR LOCATION ON THE OUTSKIRTS OF DAWLISH
- CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND THE BEACH ETC
- RECEPTION HALL, SITTING ROOM, LIVING ROOM
- KITCHEN, DINING ROOM, UTILITY ROOM, CONSERVATORY
- FOUR BEDROOMS, FAMILY SHOWER ROOM AND FAMILY BATHROOM
- UPVC DOUBLE GLAZING
- FRONT AND REAR GARDENS
- OFFERED TO THE MARKET FOR THE FIRST TIME IN OVER 63 YEARS



Offered to the market for the first time in over 63 years is this extended four bedroom semi-detached property situated in a popular location on the outskirts of Dawlish, close to local amenities, transport links and the beach etc. The accommodation offers flexible accommodation either as one large dwelling or would equally suit multi generational living and briefly comprises; reception hall, sitting room, living room, kitchen, dining room, utility room /kitchen, conservatory, four bedrooms, shower room and family bathroom, uPVC double glazing, front and rear gardens.

Obscure glazed door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Useful under stairs storage cupboard. Door though to...

SITTING ROOM

With uPVC double glazed window to front. Fireplace with gas fire and marble hearth. Power points, TV aerial connection point. Archway through to...

DINING ROOM

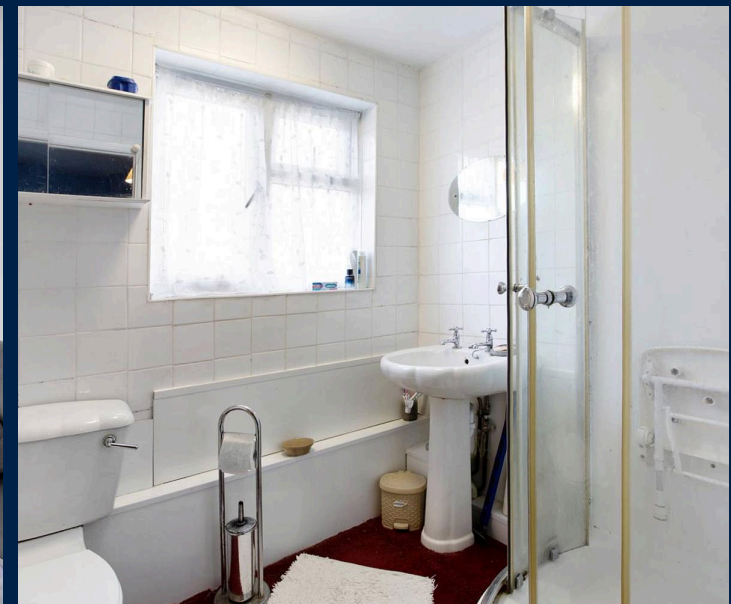
Power point. Aluminium framed sliding door through to...

CONSERVATORY

With double glazed windows to rear and side aspects, double glazed door giving access out to the rear gardens. Power points. Polycarbonate roof. Glazed timber door through to the...

UTILITY ROOM /KITCHEN

With uPVC double glazed window to rear. Range of matching wall and base units with roll top work surface over, inset on and a half bowl stainless steel sink drainer, space and plumbing for washing machine, under counter fridge and further appliance. Tiled splash backs, power points. Obscure glazed door through to...





REAR LOBBY

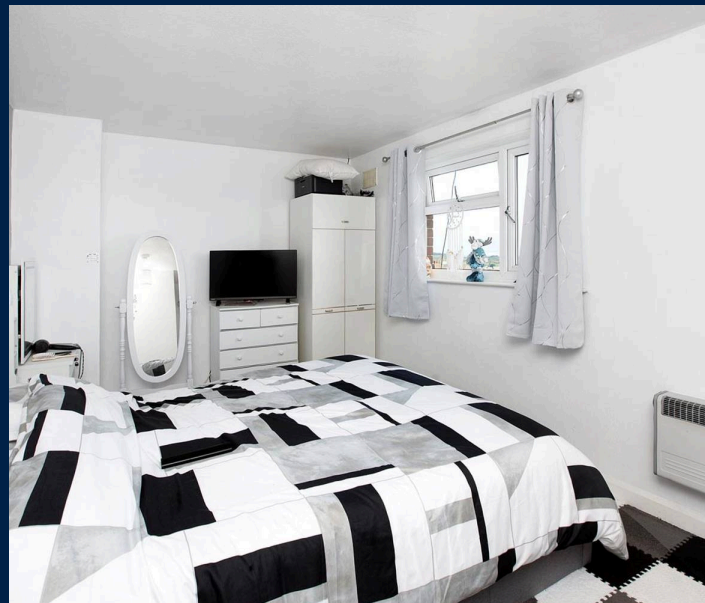
With aluminium double glazed door leading out to the rear garden. Door to cupboard housing a fridge freezer. Squared arch through to...

FITTED KITCHEN

With a matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for washing machine and/or dishwasher, space for range cooker, tiled splash backs, power points. Multi-paned timber door through to...

LIVING ROOM

uPVC double glazed windows to front.



FIRST FLOOR LANDING

Loft access hatch. Power point. Doors to...

SHOWER ROOM

With obscure uPVC double glazed window to rear. White suite comprising low level WC, pedestal wash hand basin, glazed quadrant shower enclosure with wall mounted electric shower, tiled splash backs, wall mounted electric heater.

BEDROOM ONE

With two uPVC double glazed windows to front, wall mounted gas heater, power points. Far reaching countryside views and some sea glimpses.

BEDROOM TWO

With uPVC double glazed window to rear. Airing cupboard with factory lagged hot water cylinder and timber slatted shelving. Power points.

FAMILY BATHROOM

With obscure uPVC double glazed window to rear. White suite comprising low level WC, pedestal wash hand basin, panelled corner bath with wall mounted electric shower, tiled splash backs. Door to storage cupboard.

BEDROOM FOUR

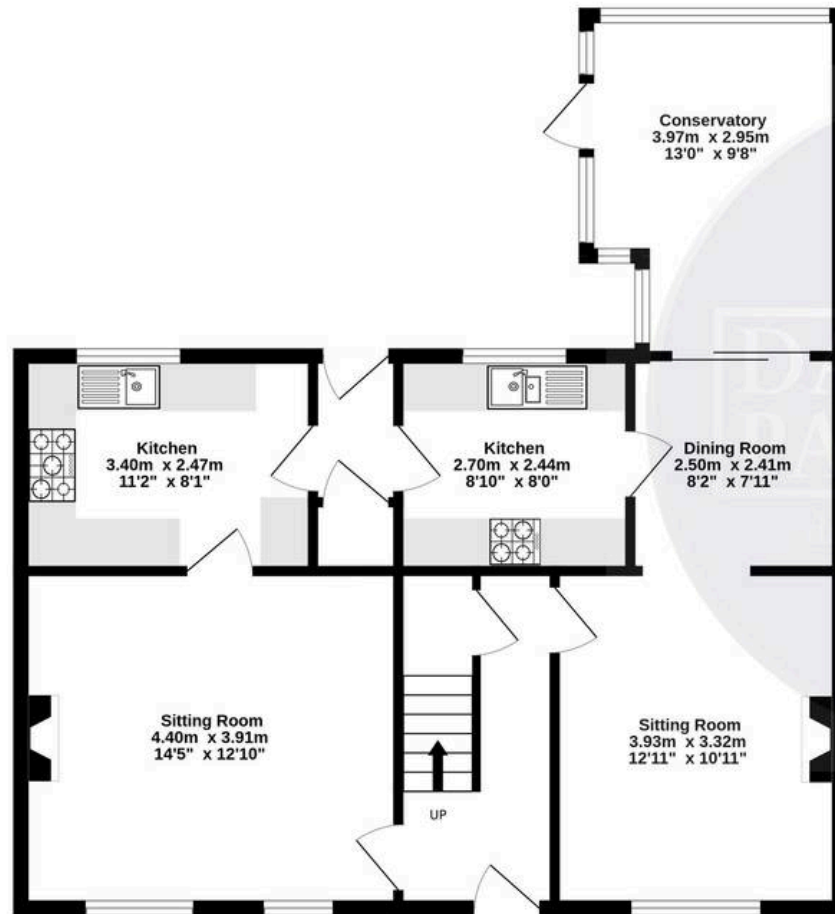
With uPVC double glazed window to rear, loft access hatch, power points.

OUTSIDE

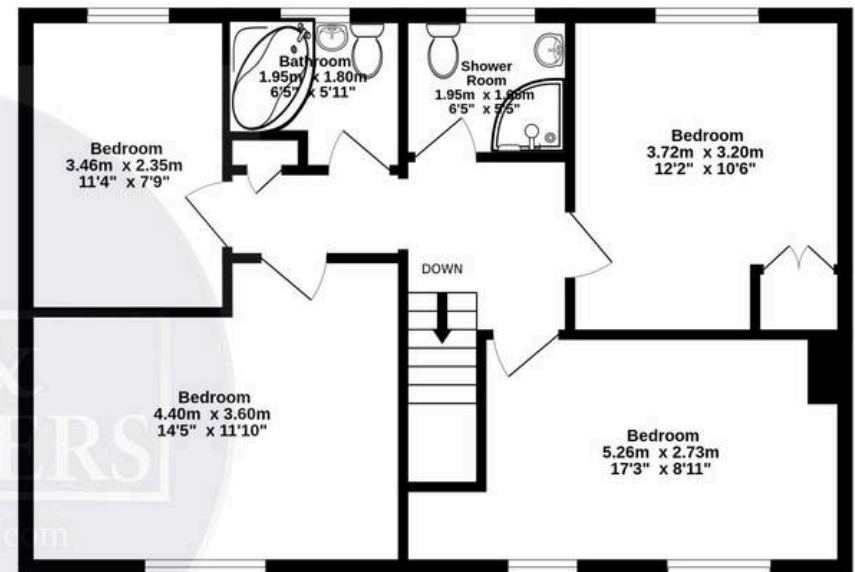
To the front of the property there is a good sized front garden predominantly laid to lawn and a raised level area predominantly laid to stone chippings. To the rear there is a good sized enclosed garden, predominantly laid to lawn with an area of timber decking. Four timber garden sheds.



Ground Floor
71.5 sq.m. (770 sq.ft.) approx.



1st Floor
61.1 sq.m. (658 sq.ft.) approx.



TOTAL FLOOR AREA : 132.7 sq.m. (1428 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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