



## 10 Buttercup Walk, Dawlish

Guide Price £254,750

DART &  
PARTNERS

Established 1971



## 10 Buttercup Walk

Dawlish

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A BEAUTIFUL HOME SITUATED IN A TUCKED AWAY POSITION WITHIN A MODERN DEVELOPMENT
- CLOSE TO LOCAL AMENITIES AND SCHOOLS ETC
- RECEPTION HALL
- RECENTLY INSTALLED KITCHEN
- SPACIOUS LIVING ROOM DINER
- TWO BEDROOMS
- EN-SUITE, FAMILY BATHROOM, G/F CLOAKROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING



A wonderful opportunity to purchase this beautiful two bedroom home situated in a tucked away position within a modern development close to local amenities, schools etc. The property has fantastic accommodation briefly comprising; reception hall, recently installed kitchen, spacious living room diner, two bedrooms, master en-suite, family bathroom, ground floor cloakroom, enclosed rear garden, allocated parking space, uPVC double glazing, gas central heating.

Obscure glazed composite front door into...

#### RECEPTION HALL

With doors to principal rooms. Karndean flooring which continues throughout the ground floor. Radiator, power points, telephone socket. Door to cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, wall mounted consumer unit, plenty of space for shoes/coats etc.

Door to...

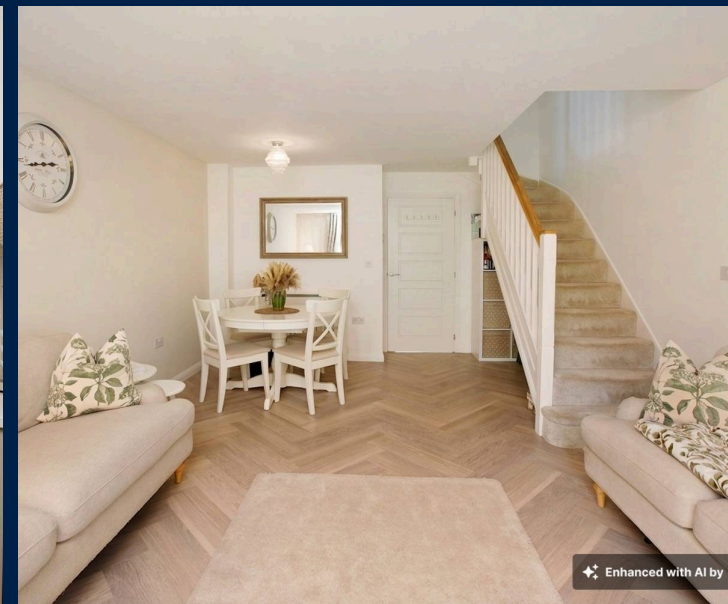
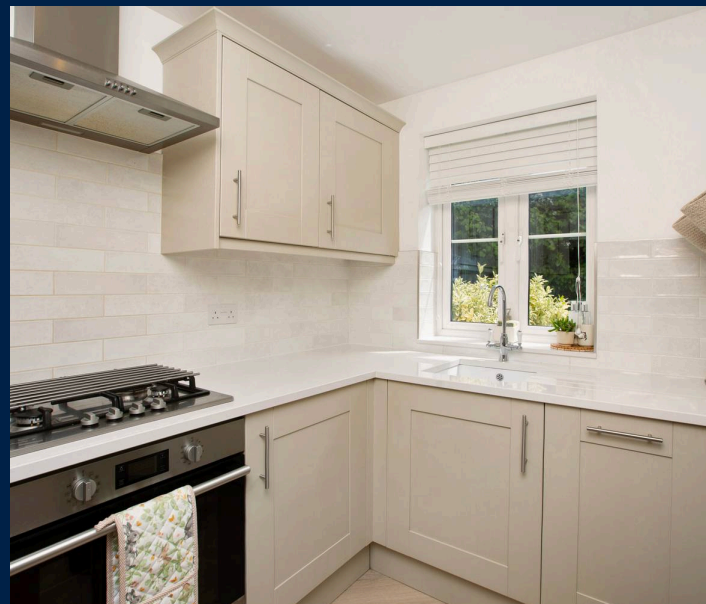
#### CLOAKROOM

Modern white suite comprising low level WC, corner pedestal wash hand basin, tiled splash back, radiator, extractor.

#### KITCHEN

With a recently installed matching range of shaker style wall and base units with quartz work surface over, inset ceramic sink drainer, uPVC double glazed window to front, integrated electric oven, four burner gas hob with stainless steel extractor canopy above, integrated eye level microwave, integrated fridge freezer, washing machine and slimline dishwasher, tiled splash backs.

Door to...





#### SITTING ROOM DINER

A lovely room with uPVC double doors and matching side windows opening out to the rear garden. Space for dining table and chairs. Two radiators. Power points, TV aerial connection point.

Stairs rising to the...

#### FIRST FLOOR LANDING

Power points, loft access hatch. Door to...

#### FAMILY BATHROOM

Obscure uPVC double glazed window to side. Modern white suite comprising low level WC, pedestal wash hand basin with tiled splash backs, panelled bath with shower attachment, tiled splash backs, radiator, extractor.

#### BEDROOM TWO

Two uPVC double glazed windows to front. Radiator, power points.

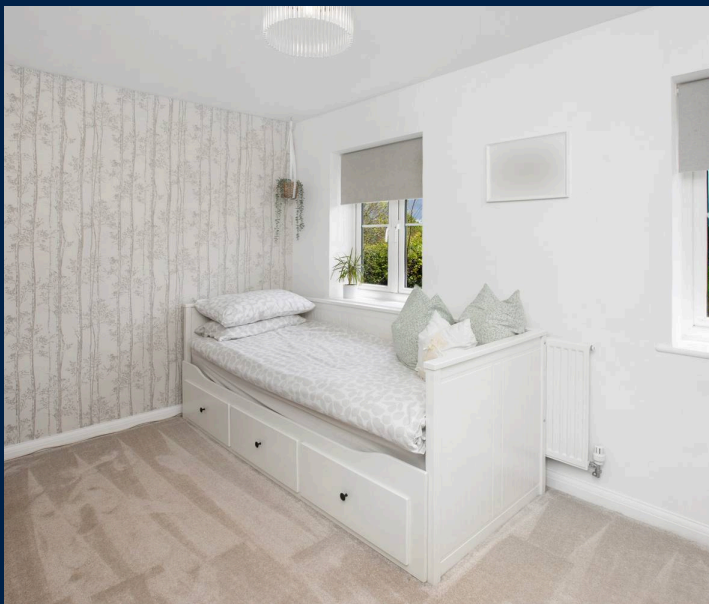
#### BEDROOM ONE

Two uPVC double glazed windows to rear. Range of built in wardrobes. Useful storage cupboard. Attractive wall panelling. Radiator, power points.

Door to...

#### EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to side. Modern white suite comprising low level WC, pedestal wash hand basin with tiled splash back, tiled shower enclosure with tiled splash back and folding glazed door, wall mounted electric shower, radiator, extractor.

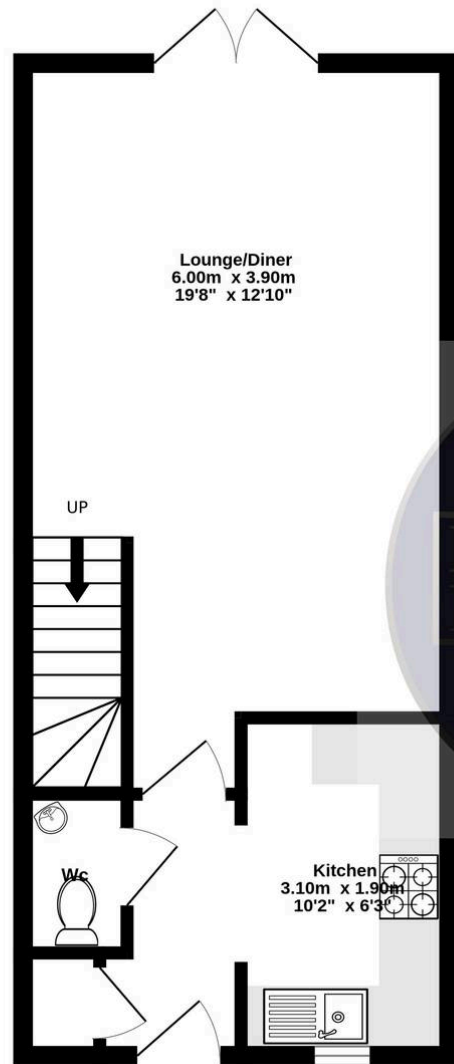


## OUTSIDE

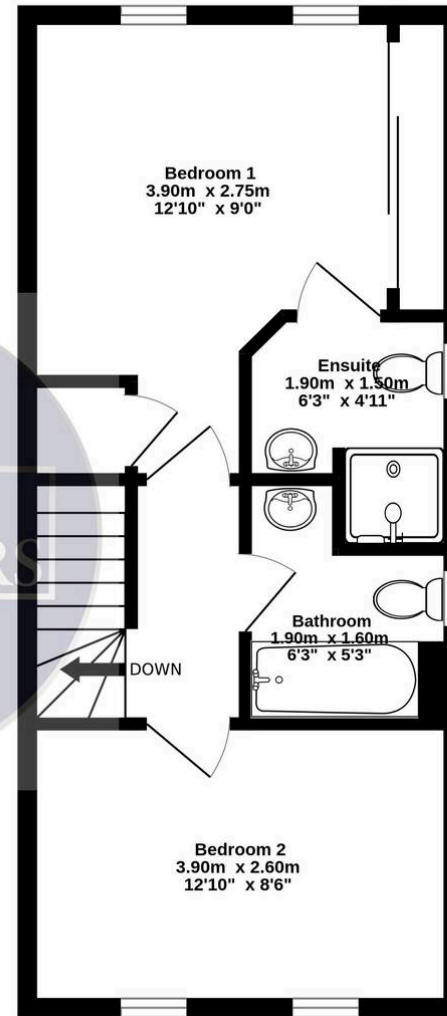
To the rear is a fully enclosed private garden which is predominantly laid to lawn with an area of decorative chippings and a further area laid to chippings perfect for a table and chairs, bordered by some mature plants and shrubs. A side pathway gives access via a timber gate. There is also an ALLOCATED PARKING SPACE.



Ground Floor  
35.5 sq.m. (382 sq.ft.) approx.



1st Floor  
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 70.7 sq.m. (761 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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