



8 Haldon Terrace, Dawlish

Guide Price £500,000

DART &
PARTNERS
Established 1971



8 Haldon Terrace

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- A STUNNING GRADE 2 LISTED GEORGIAN TOWN HOUSE SITUATED IN A PRIVATE DRIVE OF JUST NINE HOMES
- CLOSE TO THE TOWN CENTRE AND ENJOYING A SOUTHERLY ASPECT
- TWO ALLOCATED PARKING SPACES IN FRONT OF THE PROPERTY
- PRIVATE COURTYARD GARDEN AND COMMUNAL GARDEN
- THREE RECEPTION ROOMS, FIVE/SIX BEDROOMS
- KITCHEN BREAKFAST ROOM, UTILITY ROOM, PANTRY
- SIX BATH/SHOWER ROOMS
- THREE BASEMENT ROOMS



A stunning Grade 2 Listed Georgian town house situated in a private drive of just nine homes close to the town centre, enjoying a southerly aspect and benefitting from two allocated parking spaces in front of the property. Private courtyard garden and communal garden to front. The accommodation briefly comprises; three reception rooms, five/six bedrooms, kitchen breakfast room, utility room, six bath/shower rooms, three basement rooms, pantry, two parking spaces, courtyard garden and communal gardens.

Glazed timber front door into...

VESTIBULE

With plenty of space for shoes/coats etc. Multi-paned timber door opening into...

LARGE RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Radiator, power points. Glazed timber door through into the...

SITTING ROOM

With sash window including original shutters to front. Radiator, power points, original fireplace with marble surround, mantle and tiled hearth. Glazed timber door through into...

DINING ROOM

With glazed sash window to rear with the original shutters. Fireplace with marble mantle. Power points, radiator.

INNER HALLWAY

Radiator. Door through to...





WC

Sash window with secondary glazing to side. White suite comprising high level WC, wall mounted wash hand basin with tiled splash back, anthracite column radiator.

Door through into the...

KITCHEN

Sash window to side with secondary glazing, original fireplace, radiator, central island, space for range cooker with stainless steel extractor canopy above, inset stainless steel sink into tiled worktop with cupboards beneath, glazed timber door giving access out to the rear garden. Rear staircase giving access to the first floor. Useful under stairs storage cupboard. Door though into the...

UTILITY ROOM

Sash window with secondary glazing to rear. Space and plumbing for washing machine, tumble dryer and dishwasher beneath timber work surface, anthracite column radiator. Door through into...

PANTRY

With window to rear. High level wall mounted electric meter and consumer unit. Timber shelving.

FIRST FLOOR LANDING

Door through to...

WC

With sash window to side. White suite comprising low level WC, pedestal wash hand basin with tiled splash backs, anthracite column radiator. Door to useful storage cupboard.

Three steps up leading to the...





BATHROOM

With sash window to side. White suite comprising low level WC, inset wash hand basin into vanity unit and roll top claw foot bath, anthracite column radiator, shaver socket.

Doorway through into...

STUDY/BEDROOM

With sash window to side. Power points, radiator.

Doorway through to rear with door opening to...

BEDROOM

With sash window to side with secondary glazing. Power points, built in storage cupboard.

Timber door opening to...

BEDROOM

With sash window to rear. Fireplace with timber mantle. Power points, radiator.

Door to...

EN-SUITE SHOWER ROOM

With low level WC, wall mounted wash hand basin, glazed quadrant shower enclosure with wall mounted electric shower, tiled flooring.

Glazed timber door to...

LARGE RECEPTION ROOM

Two sash windows to front, fireplace, power points.

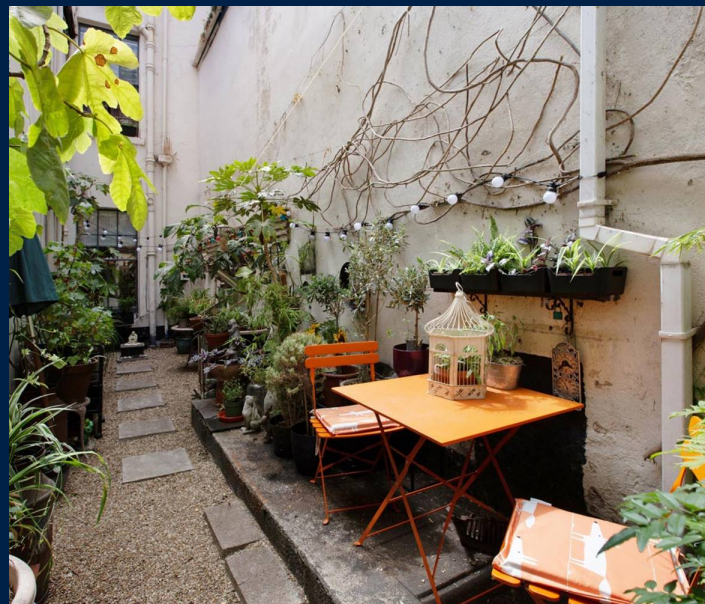
Stairs leading to the second floor.

HALF LANDING

With multi-paned sash window to rear.

TOP FLOOR LANDING

Door to...





BEDROOM

With sash window to front enjoying a lovely outlook with countryside and some sea views. Power points, radiator.

Door to...

EN-SUITE SHOWER ROOM

With white suite comprising low level WC, pedestal corner wash hand basin, glazed shower enclosure, wall mounted electric shower, shaver socket, tiled flooring.

Door though into the...

INNER HALLWAY

With door leading to...

SHOWER ROOM

With obscure glazed window to rear, white suite comprising low level WC, pedestal wash hand basin, glazed shower enclosure, mains fed shower, double louvre doors to cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, tiled splash backs, chrome ladder heated towel rail, shaver socket.

Door to...

BEDROOM

Sash window to rear. Fireplace with timber mantle. Power points.

Door to...

BEDROOM

Sash window to front enjoying some sea and countryside views. Fireplace, radiator, power points.

Door through to...

EN-SUITE

With low level WC, wall mounted wash hand basin, glazed quadrant shower enclosure with wall mounted electric shower, heated ladder towel rail, shaver socket.

BASEMENT





EN-SUITE

With low level WC, wall mounted wash hand basin, glazed quadrant shower enclosure with wall mounted electric shower, heated ladder towel rail, shaver socket.

BASEMENT

With original cobblestone flooring.

Door through to...

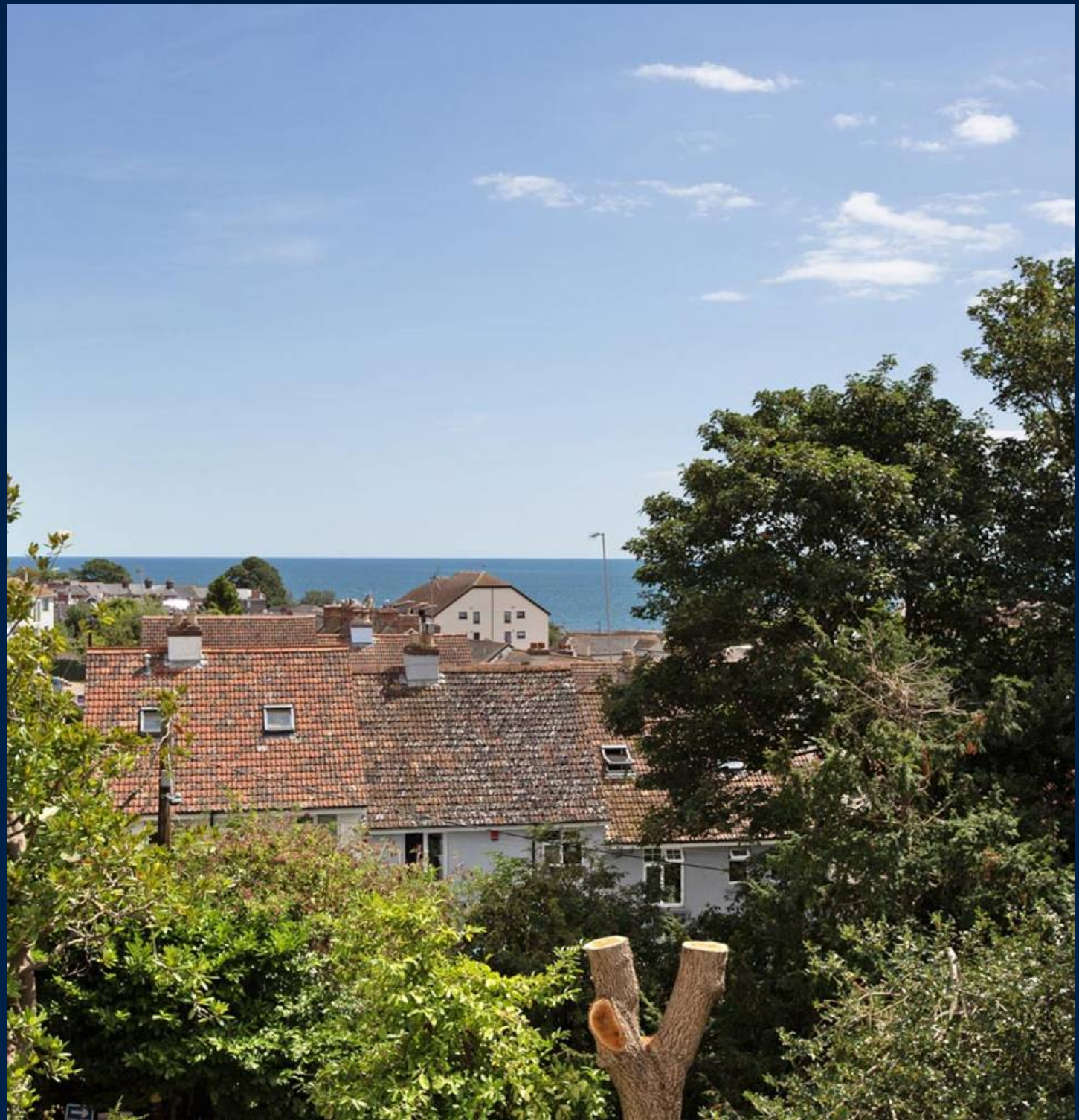
SHOWER ROOM

With low level WC, pedestal wash hand basin, glazed shower enclosure with wall mounted electric shower.

THREE FURTHER CELLAR ROOMS

With power and light.





Ground Floor
86.4 sq.m. (930 sq.ft.) approx.

1st Floor
86.6 sq.m. (933 sq.ft.) approx.

Lower Ground Floor
52.2 sq.m. (562 sq.ft.) approx.

2nd Floor
55.9 sq.m. (602 sq.ft.) approx.



TOTAL FLOOR AREA : 281.2 sq.m. (3027 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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