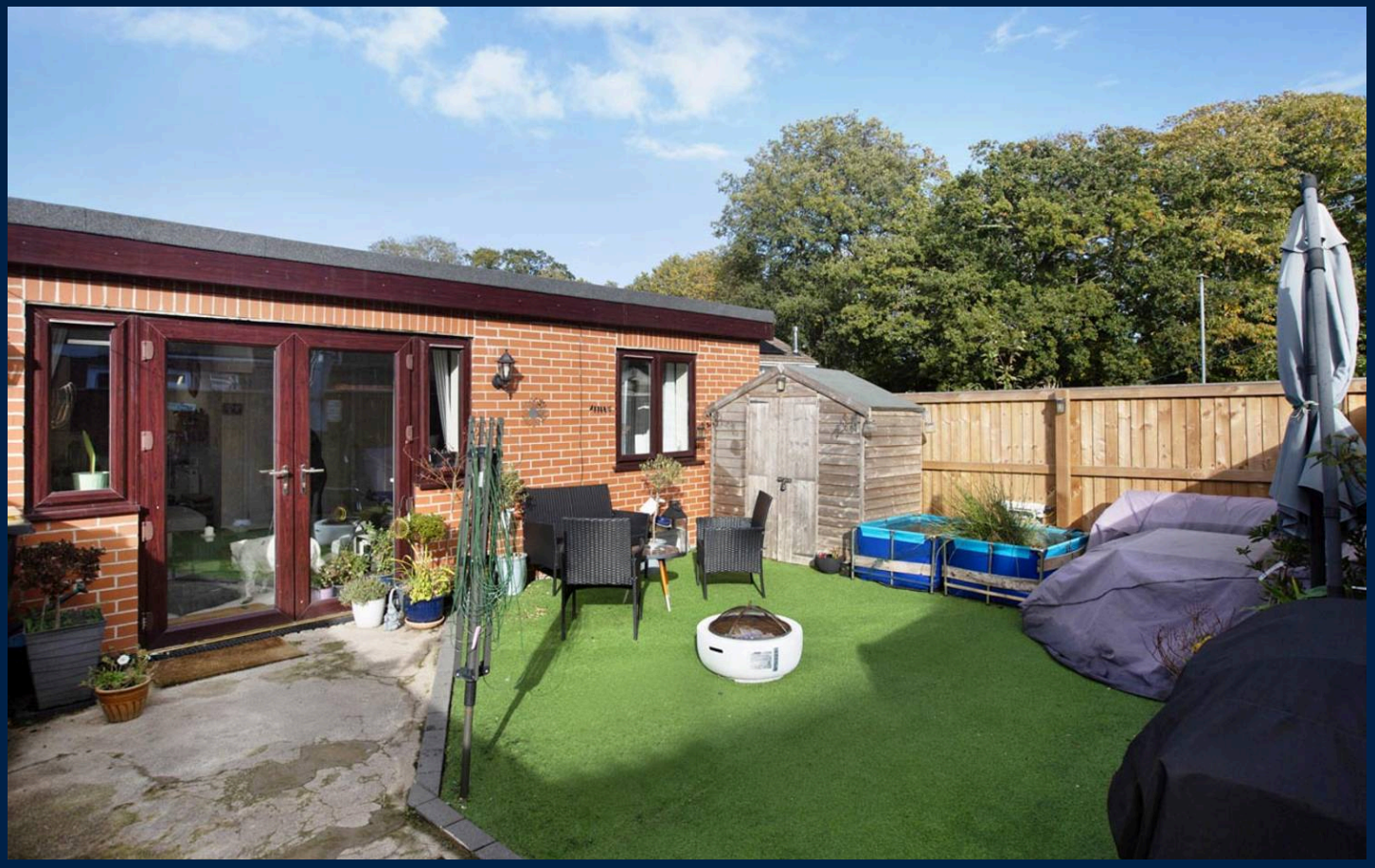


57 and 57A Newlands, Dawlish

Guide Price **£340,000**

DART & PARTNERS
Established 1971







57 and 57A Newlands

Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A RARE OPPORTUNITY TO PURCHASE AN END OF TERRACE FAMILY HOME AND A DETACHED ONE BEDROOM DISABILITY FRIENDLY BUNGALOW
- PERFECT FOR MULTI-GENERATIONAL LIVING
- MAIN DWELLING WITH RECEPTION HALL, GENEROUS LIVING ROOM DINER, KITCHEN, RECEPTION ROOM/GROUND FLOOR BEDROOM WITH ENSUITE WET ROOM
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM, FRONT AND REAR GARDENS
- BUNGALOW WITH OPEN PLAN LIVING ROOM KITCHEN DINER, ONE DOUBLE BEDROOM, JACK AND JILL BATHROOM
- THE BUNGALOW BENEFITS FROM ITS OWN GARDEN, ELECTRIC CENTRAL HEATING AND AIR CONDITIONING
- SITUATED IN A POPULAR LOCATION ON THE OUTSKIRTS OF TOWN
- CLOSE TO LOCAL AMENITIES TO INCLUDE SCHOOLS AND LEISURE CENTRE

A rare opportunity to purchase an end of terrace three bedroom family home with the addition of a detached one bedroom disability friendly bungalow, perfect for multi-generational living. The main dwelling has accommodation briefly comprising; reception hall, generous living room diner, kitchen, family room/ground floor bedroom with disability friendly wet room, three further bedrooms and family bathroom, front and rear garden. The disability friendly bungalow has an open plan living room kitchen diner, one double bedroom, Jack and Jill bathroom along with its own garden, electric central heating and air conditioning. Situated in a popular location on the outskirts of town, close to local amenities to include schools and leisure centre.

Obscure uPVC front door into the...

RECEPTION HALL

With uPVC double glazed window to front. Stairs rising to the first floor. Door through into the...

SITTING ROOM DINER

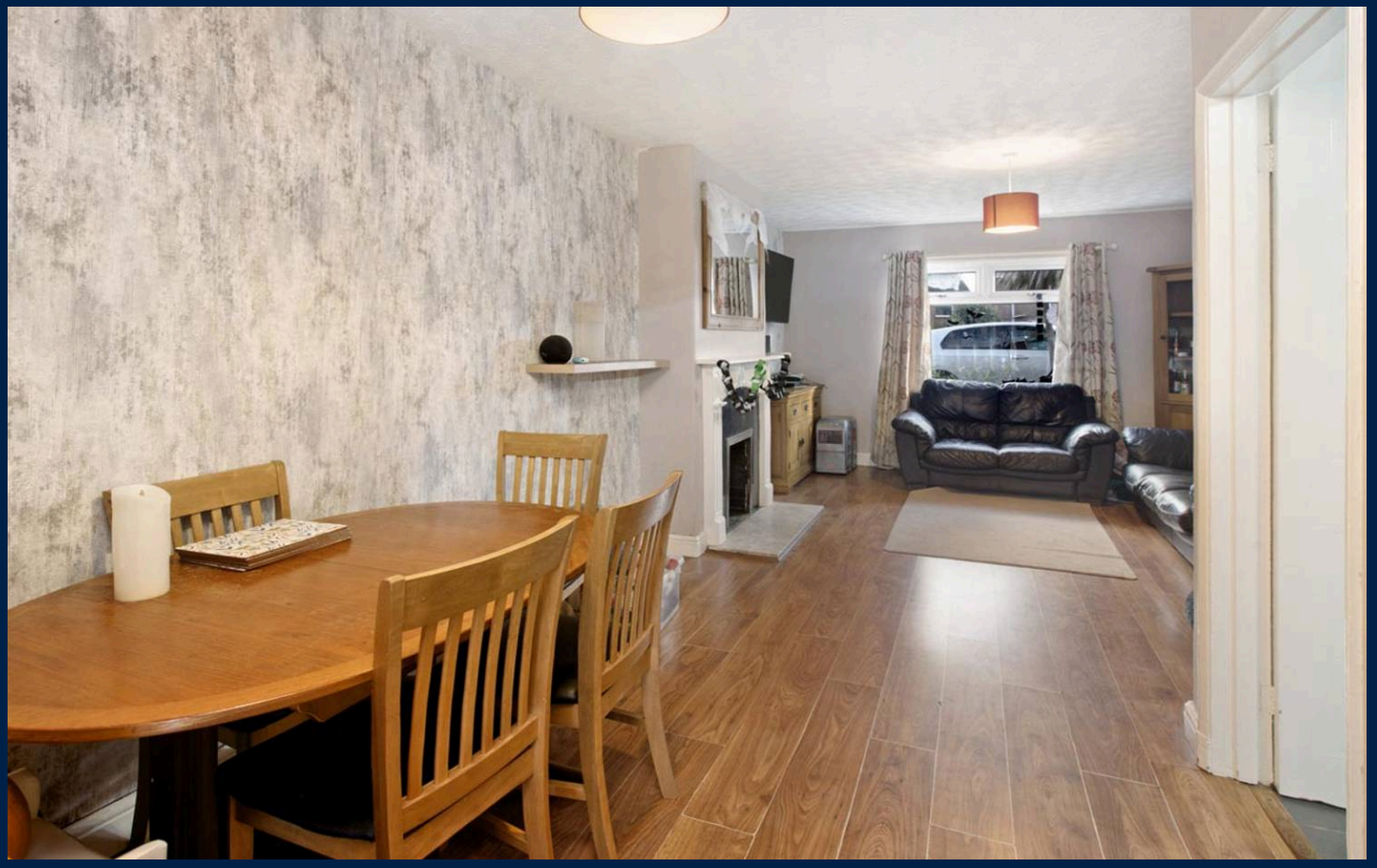
With uPVC double glazed window to front. Fireplace with timber mantle and marble hearth. Two radiators, power points, space for a large dining table and chairs.

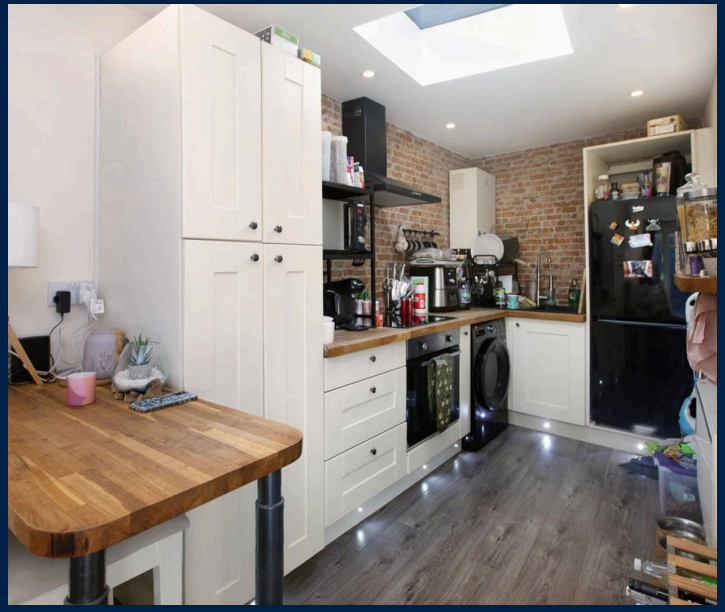
Door through inti the...

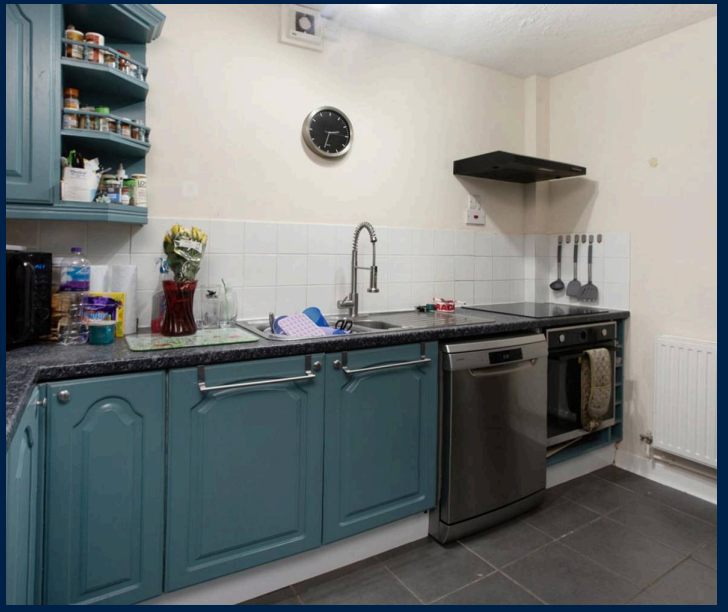
KITCHEN

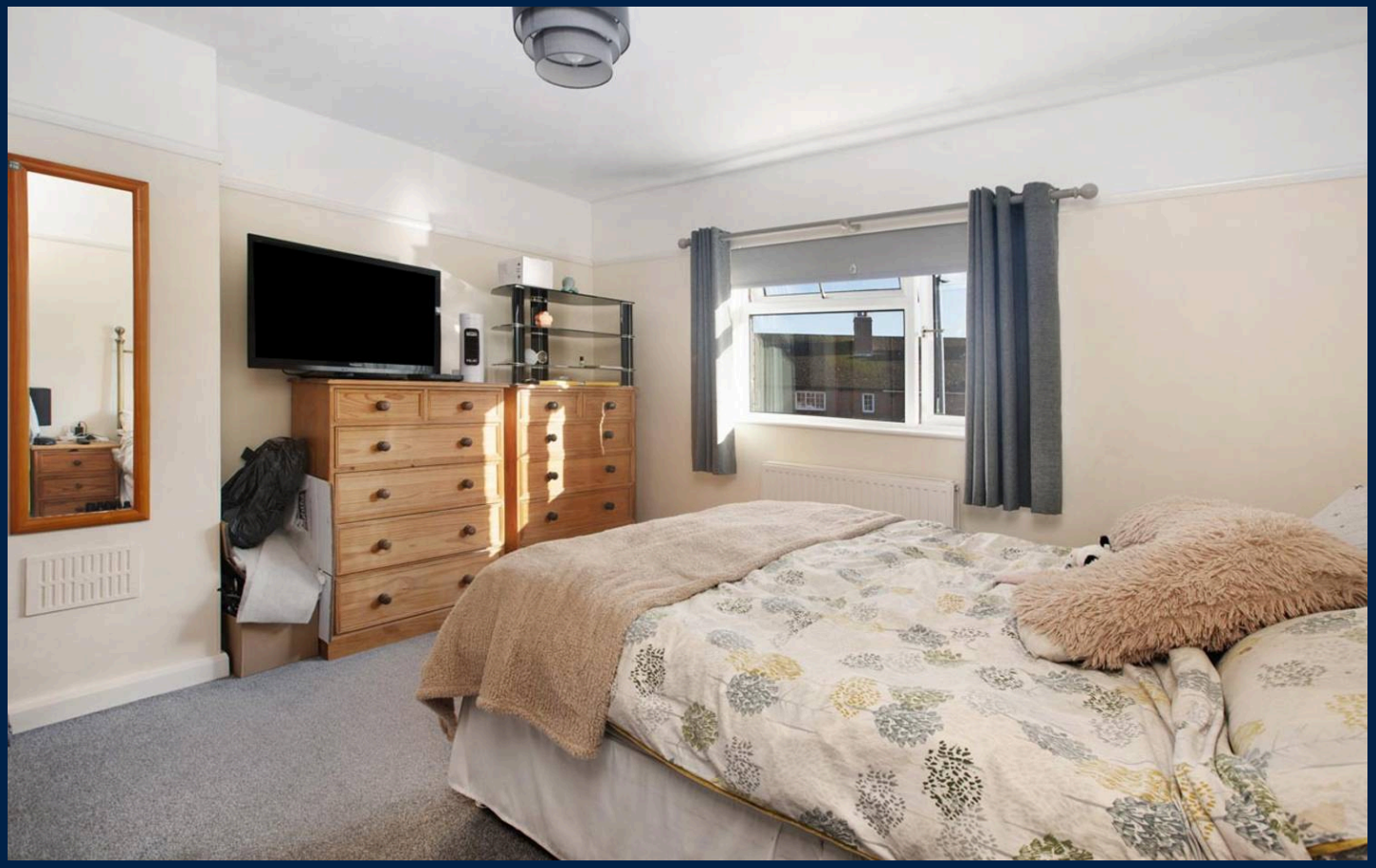
With a matching range of wall ands base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated electric oven and four ring electric hob with extractor above, tiled splash backs, power points, space for fridge freezer.

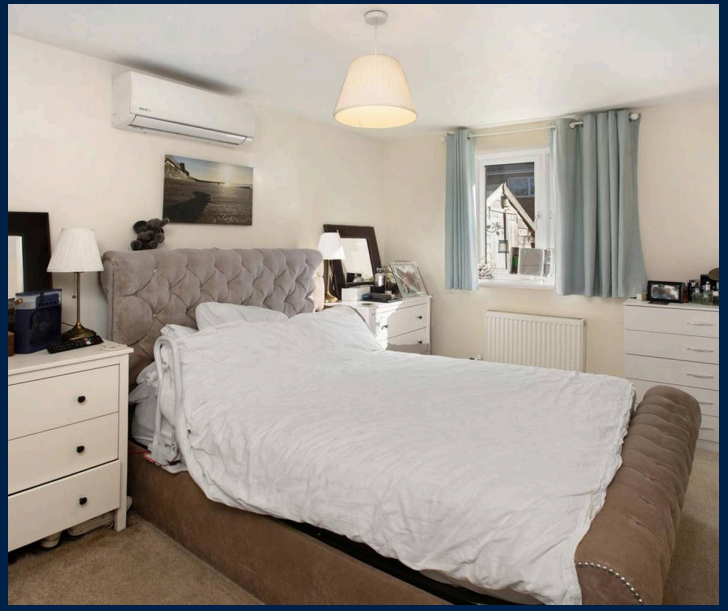
Door through to...













REAR LOBBY

With obscure uPVC double glazed door to rear. Door to useful pantry cupboard with wall mounted gas meter. Radiator.

Door to useful UTILITY CUPBOARD with wall mounted gas boiler supplying domestic hot water and gas central heating. Window to side. Space and plumbing for washing machine.

RECEPTION ROOM/GROUND FLOOR BEDROOM

With uPVC double glazed window to rear and obscure glazed uPVC back door. Radiator, power points. Base unit with roll top work surface and circular inset was hand basin with mixer tap over, tiled splash backs. Sliding door through into...

ENSUITE DISABILITY FRIENDLY WET ROOM

With obscure uPVC double glazed window to rear. Low level WC, wall mounted wash hand basin, wall mounted electric shower with tiled splash backs, radiator.

FIRST FLOOR LANDING

With loft access hatch. Door to useful storage cupboard, window to side. Door to...

FAMILY BATHROOM

With obscure uPVC double glazed window to front. White suite comprising low level WC, wash hand basin set onto tiled vanity unit, panelled corner bath with wall mounted electric shower over, vanity mirror, radiator.

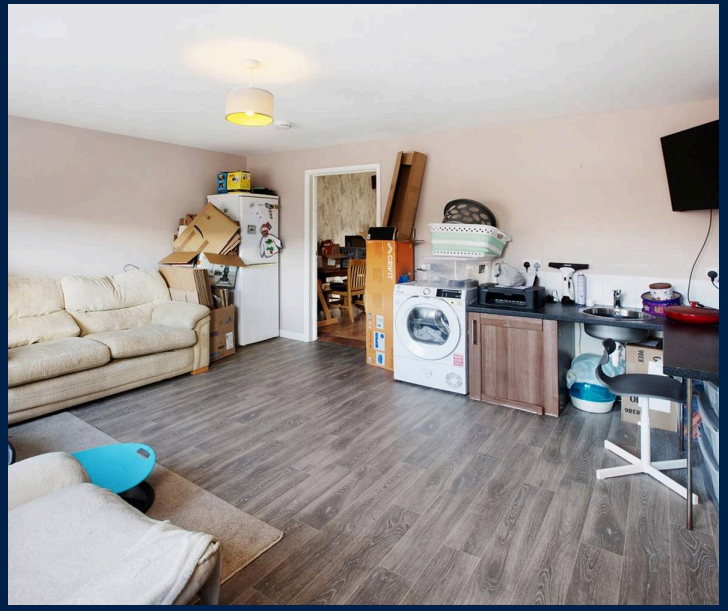
Door to...

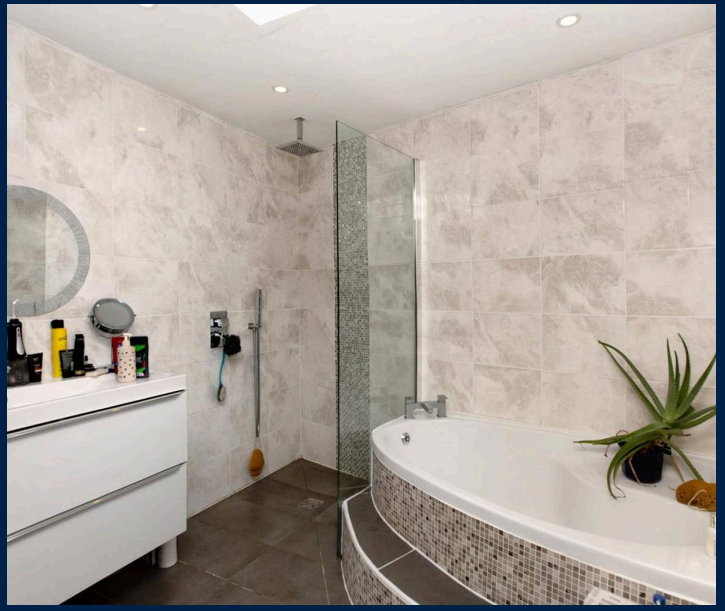
BEDROOM ONE

With uPVC double glazed window to front. Radiator, power points. Built in cupboard.

Door to...







BEDROOM TWO

With uPVC double glazed window to rear. Radiator, power points.

Door to...

BEDROOM THREE

With uPVC double glazed window to rear. Radiator, power points.

OUTSIDE

To the rear there is a fully enclosed rear garden bordered by timber shiplap fencing and predominantly laid to paved patio making it low maintenance, also with a small area of astro turf. To the front the garden has been arranged to provide off road parking for two to three vehicles.

BUNGALOW

A uPVC double door and matching side windows opens into the...

OPEN PLAN LIVING ROOM / KITCHEN DINER

With double glazed windows and double doors to front. Radiator, power points, useful breakfast bar seating area. Wall mounted air conditioning unit.

Through into...

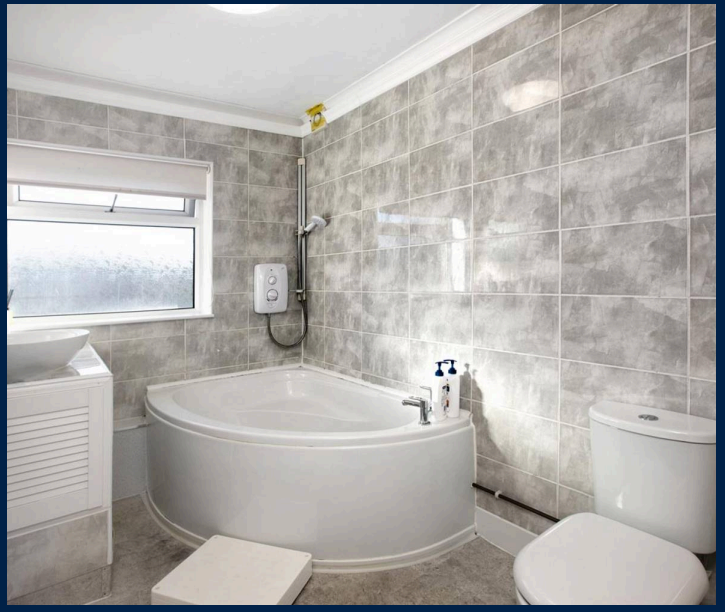
A COMPREHENSIVE KITCHEN

With attractive skylight flooding plenty of natural light. Matching range of base units with timber work surface over, inset one and a half bowl composite sink drainer, integrated electric oven and four zone induction hob with extractor canopy above, space for fridge freezer, space and plumbing for washing machine, wall mounted electric boiler, power points.

Door through into...







BATHROOM

With skylight. Modern white suite comprising low level WC, wash hand basin set into large vanity unit, panelled corner bath, wet room shower arrangement with mains fed shower including rainfall head and hand held shower attachment, tiled splash backs, ceiling spotlights, shaver socket, chrome heated towel rail.

Jack and Jill door with door through into the...

BEDROOM

With uPVC double glazed window to front. Radiator, power points. Door to useful storage cupboard. Wall mounted air conditioning unit.

OUTSIDE

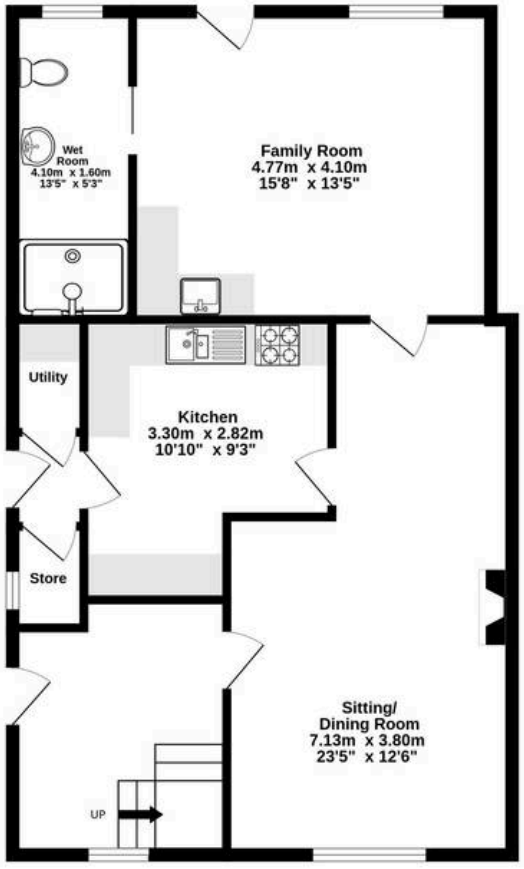
To the front is a generous garden area with plenty of space for garden furniture. Useful timber shed.

COUNCIL TAX BANDINGS: Number 57 Band C, Number 57A Band A.

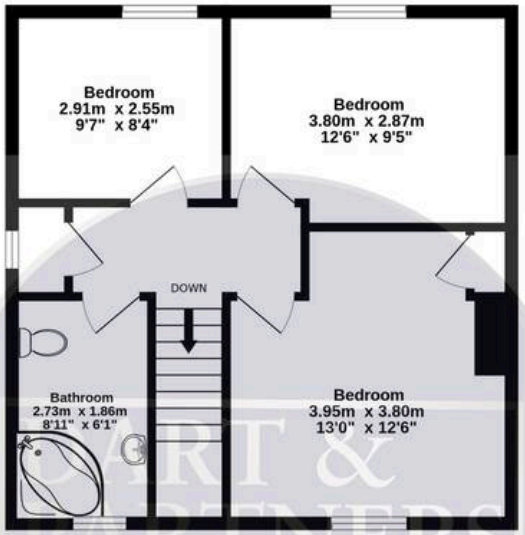
EPC Ratings: Number 57 Band C (69/81), Number 57A Band D (62/71)



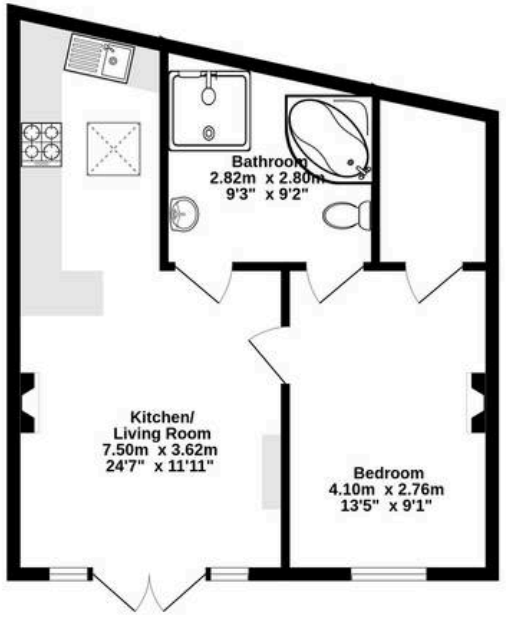
57 Newlands
Ground Floor
73.2 sq.m. (788 sq.ft.) approx.



57 Newlands
1st Floor
45.0 sq.m. (484 sq.ft.) approx.



57a Newlands
42.9 sq.m. (462 sq.ft.) approx.





TOTAL FLOOR AREA : 161.1 sq.m. (1734 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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