



25 Coryton Close, Dawlish

Offers Over **£380,000**

**DART &
PARTNERS**
Established 1971



25 Coryton Close

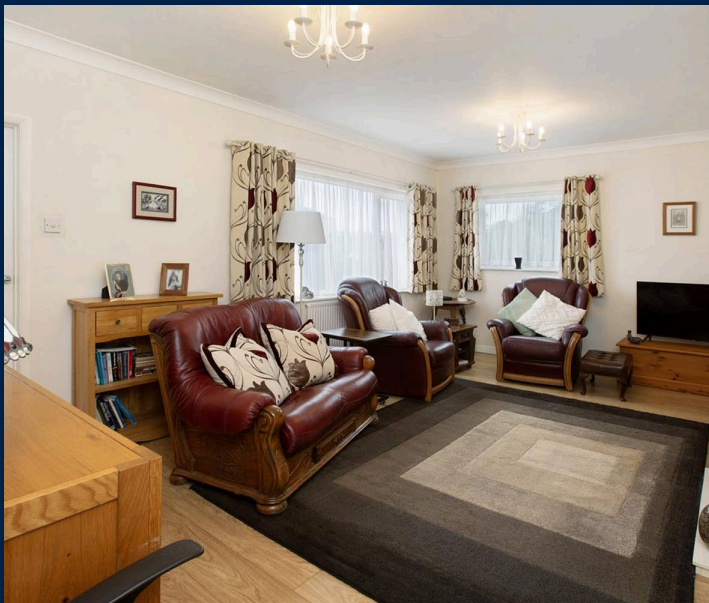
Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- WELL PRESENTED DETACHED BUNGALOW
- SITUATED IN AN ENVIABLE POSITION CLOSE TO THE TOWN CENTRE
- ENTRANCE PORCH, SITTING ROOM
- KITCHEN BREAKFAST ROOM, SUNROOM (CURRENTLY IN USE AS A DINING ROOM)
- TWO BEDROOMS
- SHOWER ROOM, SEPARATE WC
- GARAGE, DRIVEWAY PARKING
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- SOUTH FACING GARDEN



Dart & Partners are delighted to bring to the market this very well presented two bedroom detached bungalow situated in an enviable position close to the town centre in a sought-after location. The accommodation briefly comprises; entrance porch, sitting room, kitchen breakfast room, sunroom (currently in use as a dining room), two bedrooms, shower room, separate WC, garage, driveway parking, uPVC double glazing, gas central heating, south facing garden.

Glazed composite front door into...

ENTRANCE PORCH

With uPVC double glazed window to front. Radiator, tiled flooring, cabinet.

Glazed timber door opening through to...

SITTING ROOM

Double aspect with uPVC double glazed window to front and side aspects. Feature fireplace housing electric fire, radiator, power points, TV aerial connection point, fibre broadband connection.

Door through to...

KITCHEN BREAKFAST ROOM

With uPVC double glazed window to rear and obscure uPVC double glazed window to side, comprehensive range of matching shaker style wall and base units with granite work surface over, inset one and a half bowl ceramic sink drainer, integrated electric oven, four ring electric hob with extractor above, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, radiator.

Obscure glazed uPVC door opening to...

SUNROOM

Currently in use as a dining room. With uPVC double glazed windows to side and rear aspect, double doors open out to the rear garden, radiator, power point,





TV aerial connection point.

INNER HALLWAY

Loft access hatch with built in loft ladder. Radiator, power points.

Door to...

BEDROOM ONE

With uPVC double glazed window to front, built in wardrobes, radiator, power points.

BEDROOM TWO

With uPVC double glazed window to rear, built in wardrobes with sliding doors, radiator, power points. Wall mounted gas boiler supplying domestic hot water and gas central heating.

SHOWER ROOM

Newly fitted shower room with obscure uPVC double glazed windows to rear, modern white suite comprising low level WC, inset wash hand basin set into vanity unit with granite worktop, walk in shower enclosure with sliding glazed doors, mains fed shower, tiled splash backs, chrome ladder heated towel rail, vanity light and shaver socket.

Door to...

SEPARATE WC

With obscure uPVC double glazed window to rear. White suite comprising close coupled WC, wall mounted wash hand basin, tiled splash back.

OUTSIDE

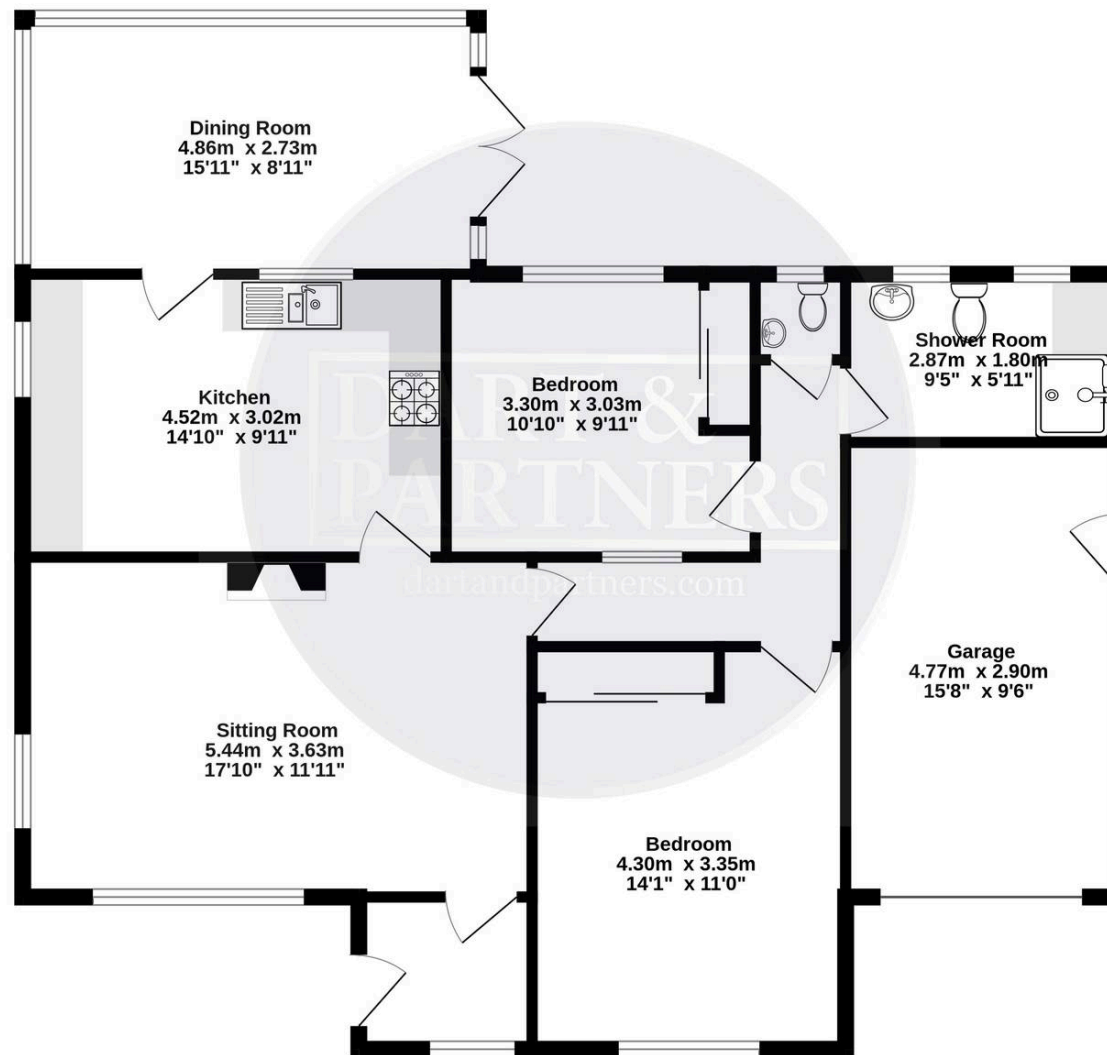
To the front is a five-bar timber gate opening to a resin driveway providing PARKING for two to three vehicles, bordered by some mature plants and shrubs. Pathways extending to either side of the property via timber gate. Electrically operated roller garage door opening to the



INTEGRAL SINGLE GARAGE with glazed timber courtesy door, wall mounted consumer unit, electric meter and gas meter, power points. The rear garden is predominantly laid to lawn bordered by an array of mature plants and shrubs. There is an area of hardstanding perfect for bistro table and chairs. Outside water tap. A fully enclosed garden enjoying a southerly aspect.



Ground Floor
99.0 sq.m. (1066 sq.ft.) approx.



TOTAL FLOOR AREA : 99.0 sq.m. (1066 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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