



66 Newlands, Dawlish

£210,000 Freehold

Semi Detached House • Three Bedrooms • Good Size Front and Rear Gardens • Lounge/Dining Room • Parking
• Lovely Open Views to Exmouth • Close to Local Amenities • Utility Room • UPVC Double Glazing • EPC - D

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This three bedroom semi detached house is situated in a popular residential area with views out to sea and across to Exmouth and beyond. Offering an ideal location being close to the bus routes, local shop, amenities and schools.

Stepping in to the property, the entrance hall has doors off to the lounge and a great sized cupboard, ideal for housing coats and shoes, under the stairs. The lounge is well lit from the large window to the front allowing plenty of natural light. There is an inset gas fireplace. The open plan diner to the lounge has space for table and seating with a window overlooking the rear garden. The kitchen overlooks the rear and is fitted with a range of base and wall mounted units, tiled splash backs, space for cooker and fridge/freezer, single bowl stainless steel sink with inset draining board and there is a door leading out to a useful utility area.

Stepping out of the kitchen to the utility area, there are doors to the front and back garden immediately to your left and right. The utility area has space/plumbing for a washing machine, dryer, additional fridge/freezer and space for refuse and shelving.

- Ascending the stairs to the first floor, the hallway leads to the three bedrooms, family bathroom and loft access. Bedroom one is a great sized double room with wall length built-in cupboards with railing and shelving and there is a large window to the rear. Bedroom two is another great sized double room with a window to the front, benefiting from the superb views from an elevated position across to Exmouth. Bedroom three is a single room with a window to the front with more lovely views. The family bathroom has a suite comprising a low level WC, recessed wash hand basin, panelled bath with electric shower above and obscure glazed window to the rear.

There is double glazing.

To the front of the property there is a parking space and pathway leading to the front door and there is a gravelled area.

To the rear of the property there is a sunny, South West facing garden, split into paved, decked and gravel areas. There is an outside tap and door to the utility room.



There is double glazing.
Tenure: Freehold

Council Tax Band B - **£1947.83 per annum**

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



Dawlish is a popular coastal town with a beach, a range of shops, schools and a mainline railway station. The town of Teignmouth with its wide variety of amenities including a good selection of shops, bars and restaurants as well as sandy beaches and the Teign Estuary is easily accessible by car, train or bus only a short distance away. The long sandy beaches of Dawlish Warren, with its nature reserve, are just a mile away. The cathedral city of Exeter is within easy commuting distance as are the main road routes, the M5, A30 and the A38.



MEASUREMENTS: Lounge 12'10" x 10'10" (3.90m x 3.30m), Dining Room 7'11" x 7'9" (2.41m x 2.37m), Kitchen 8'9" x 8'1" (2.66m x 2.46m), Utility 7'7" x 6'3" (2.32m x 1.90m), Bathroom 6'4" x 5'5" (1.93m 1.65m), Bedroom 10'6" x 10'6" (3.20m x 3.20m), Bedroom 9'1" x 8'8" (2.77m x 2.63m), Bedroom 8'5" x 6'3" (2.56m 1.90m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	77
(81-91)		
(69-80)	C	65
(55-68)		
(39-54)	E	
(21-38)		
(1-20)	G	



TOTAL FLOOR AREA : 75.3 sq.m. (811 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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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