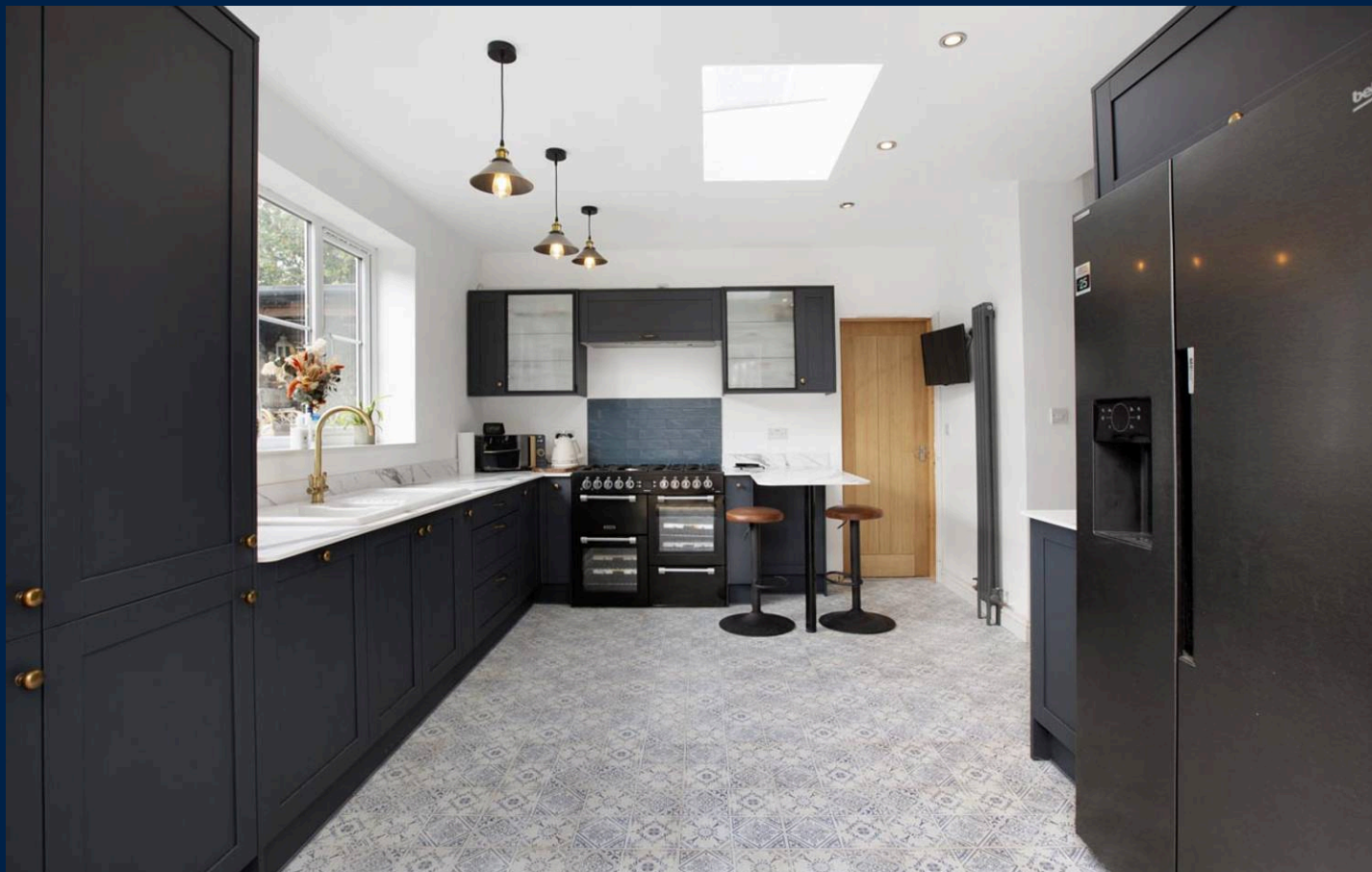




Flat 1, 4 Barton Villas, Dawlish

Guide Price £285,000

DART &
PARTNERS
Established 1971



Flat 1

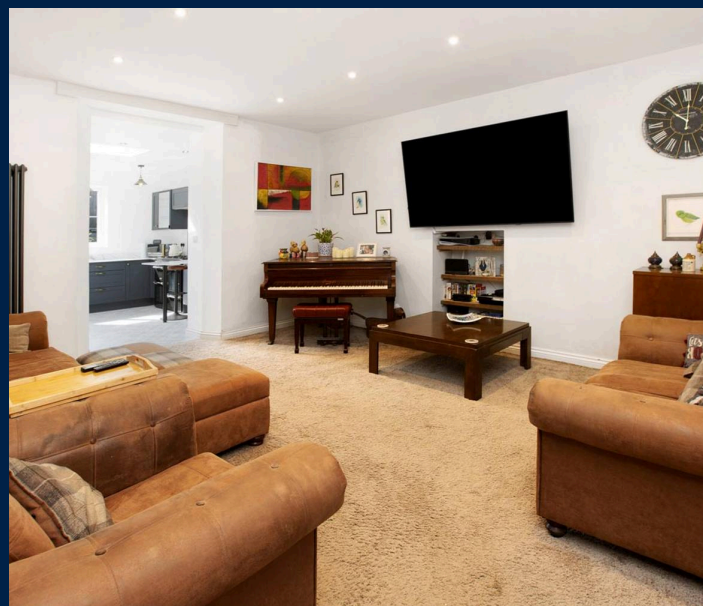
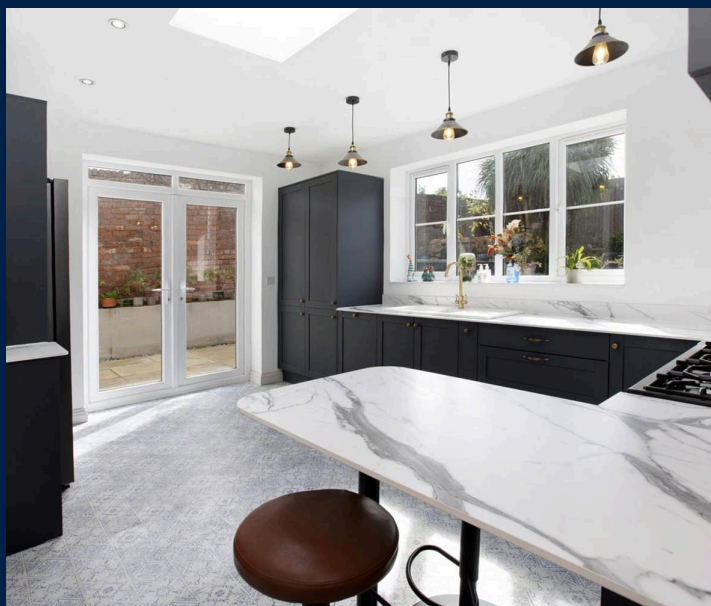
4 Barton Villas, Dawlish

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- FABULOUS GROUND FLOOR GARDEN APARTMENT
- SITUATED IN THE DESIRABLE BARTON VILLAS AREA
- A SHORT LEVEL WALK FROM THE TOWN CENTRE
- RECENTLY EXTENDED, RENOVATED ACCOMMODATION
- RECEPTION HALL, TWO/THREE BEDROOMS
- EN-SUITE SHOWER ROOM, LARGE FAMILY BATHROOM
- SPACIOUS LIVING ROOM AND FABULOUS KITCHEN BREAKFAST ROOM
- UTILITY ROOM, OFFICE/GYM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- LEVEL GARDEN AND ALLOCATED PARKING



An exciting opportunity to purchase this fabulous ground floor garden apartment situated in the desirable Barton Villas area, a short level walk from the town centre. Offering recently extended, and extensively renovated accommodation briefly comprising; reception hall, two/three bedrooms, master with en-suite shower room, large family bathroom, spacious living room and fabulous kitchen breakfast room, utility room, office/gym, uPVC double glazing, gas central heating, level garden and allocated parking. An early viewing comes highly recommended to appreciate the fantastic accommodation on offer.

Obscure glazed uPVC front door into...

RECEPTION HALL

With doors to principal rooms. Radiator, power points. Sliding glazed door to...

BEDROOM THREE/OFFICE

With uPVC double glazed window to rear. Wash hand basin set into compact resin work surface with cupboard beneath. Radiator, power points.

SPACIOUS BATHROOM

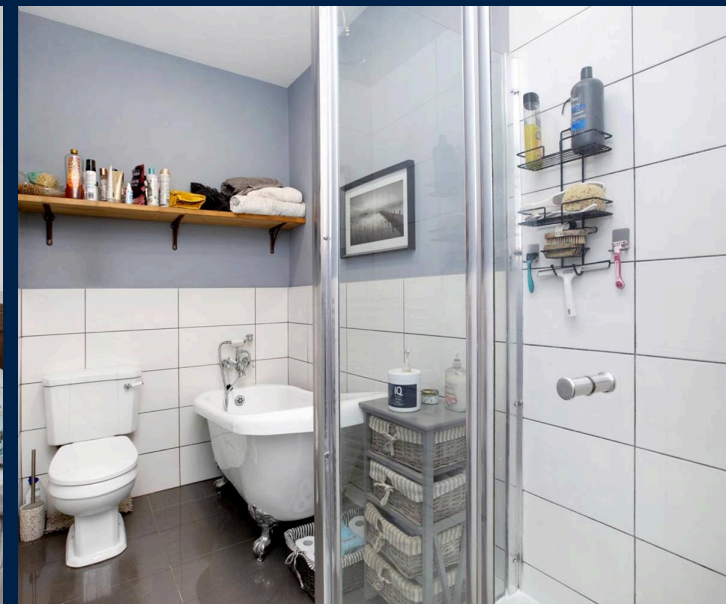
White suite comprising low level WC, inset wash hand basin onto vanity unit, free standing claw foot bath with shower attachment and glazed shower enclosure with mains fed shower, tiled splash backs, tiled flooring, chrome ladder heated towel rail, extractor fan.

Glazed timber door opening into...

SPACIOUS LIVING ROOM

With modern column vertical radiator, power points, TV aerial connection point, recessed storage area with timber shelving, ceiling spotlights.

Timber door through to...





BEDROOM

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

From the living room, squared arch through to...

MODERN FITTED KITCHEN BREAKFAST ROOM

With uPVC double glazed window to rear, uPVC double doors leading out to the rear garden. Comprehensive range of matching wall and base units with compact resin work surface over, inset one and a half bowl ceramic sink drainer, space and plumbing for large gas range cooker and American fridge freezer, integrated slimline dishwasher, skylight window flooding the room with natural light, modern column vertical radiator, breakfast bar with space beneath for dining stools, power points, TV aerial connection point.

Door to...

MASTER BEDROOM

With uPVC double glazed window to rear, column radiator, power points.

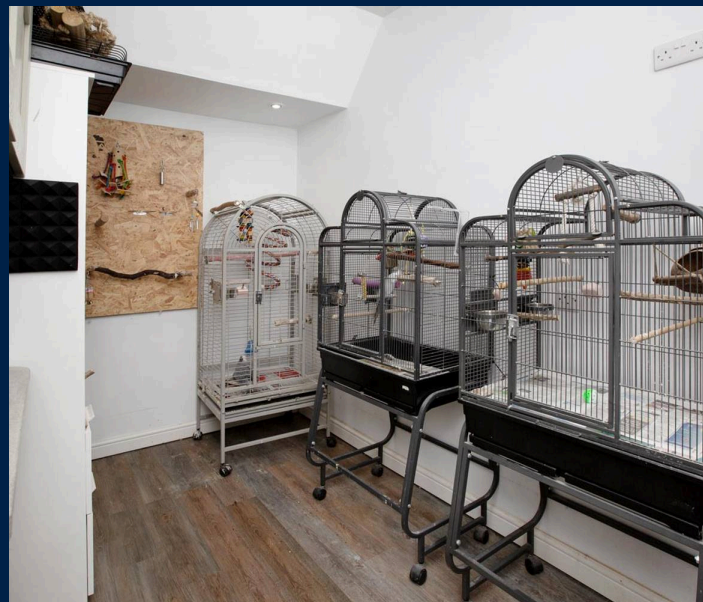
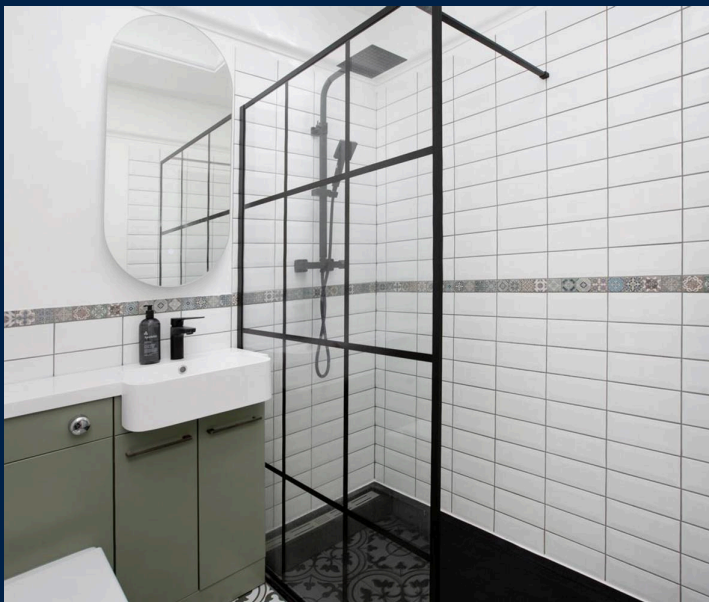
Sliding door to...

MODERN SHOWER ROOM

With skylight window, modern suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, large walk in shower with glazed shower screen, mains fed shower including rain water head, tiled splash backs, tiled flooring, anthracite heated ladder towel rail.

OUTSIDE

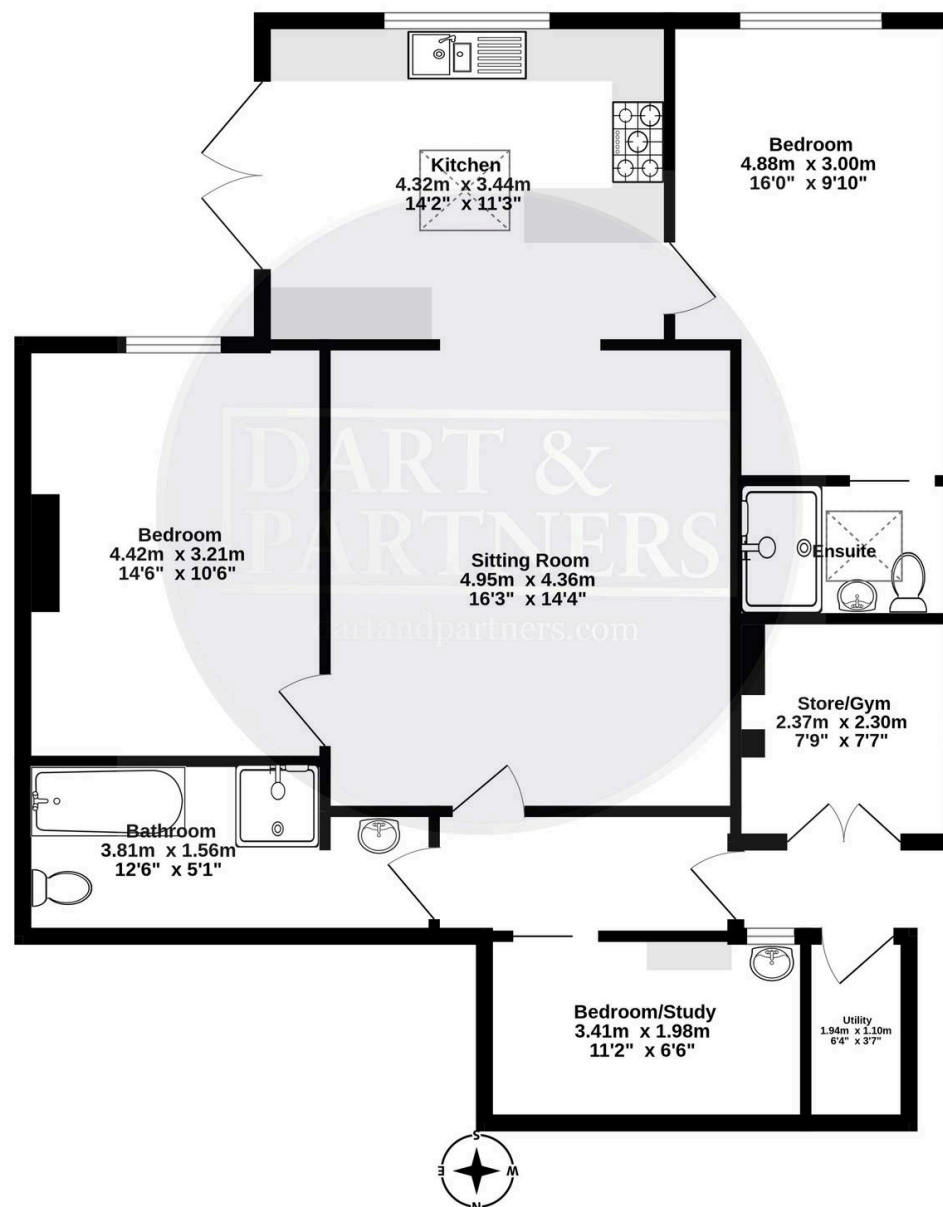
To the front is an ALLOCATED PARKING SPACE. A timber gate opens to a private entrance. Glazed uPVC door into the UTILITY ROOM with space and plumbing for a washing machine and tumble dryer, obscure uPVC double glazed window opening into an OFFICE/GYM



ROOM with wall mounted gas boiler supplying the domestic hot water and gas central heating. Power points, high level wall mounted consumer unit, recessed shelving. To the rear there is an under-cover timber arbor seating area. A good-sized area of block paviour patio with plenty of room for garden furniture. Raised pond with water feature. The garden is fully enclosed by brick wall and timber fencing making it pets and/or child safe. The main area of garden is predominantly laid to lawn. Outside power point and water tap. Timber shed with power and light. Useful log store to the side. The garden enjoys a sunny aspect and is a fantastic entertaining or relaxation space.



Ground Floor
93.0 sq.m. (1001 sq.ft.) approx.



TOTAL FLOOR AREA : 93.0 sq.m. (1001 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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