



Coryton Close, Dawlish

Offers Over £400,000





1 Coryton Close

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- DETACHED PROPERTY ON A HIGHLY SOUGHT AFTER ROAD CLOSE TO THE TOWN CENTRE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- IN A LEVEL LOCATION CLOSE TO AMENITIES, BEACHES, TOWN CENTRE, RAILWAY STATION ETC.
- RECEPTION HALL, LARGE SITTING ROOM
- DINING ROOM, KITCHEN BREAKFAST ROOM
- GROUND FLOOR BEDROOM, CLOAKROOM
- TWO FURTHER BEDROOMS, FAMILY SHOWER ROOM
- BASEMENT ROOMS, FRONT AND REAR GARDENS
- DRIVEWAY PARKING, GARAGES
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Offered to the market with NO ONWARD CHAIN is this fantastic opportunity to acquire a three bedroom detached property on a highly sought after road close to the town centre in a level location close to amenities, beaches, town centre, railway station etc. Offering a reception hall, large sitting room, dining room, kitchen breakfast room, ground floor bedroom, cloakroom, two further bedrooms, family shower room, basement rooms, front and rear gardens, driveway parking, garages, uPVC double glazing and gas central heating.

Obscure glazed timber front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor and stairs descending to the lower ground floor. Radiator.

CLOAKROOM

With obscure uPVC double glazed window to front. White suite comprising low level WC, wall mounted wash hand basin, tiled splash back, radiator, coat hanging hooks.

SPACIOUS SITTING ROOM

Triple aspect with uPVC double glazed windows to front, side and rear aspects. Three radiators. Corner bar with wash hand basin, built in shelving housing fire.

Arch through to...

DINING ROOM

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

Sliding door opening to...

KITCHEN BREAKFAST ROOM

With uPVC double glazed windows to side and obscure uPVC double glazed back door giving access out to the rear. Comprehensive range of matching wall and base





units with roll top work surface over, stainless steel twin sink drainer, integrated electric oven, four burner gas hob with extractor above, space and plumbing for fridge freezer, space and plumbing for washing machine and tumble dryer, radiator.
Door to...

GROUND FLOOR BEDROOM/RECEPTION

With uPVC double glazed window to front, built in wardrobes, wash hand basin inset into vanity unit with tiled splash backs, radiator.

FIRST FLOOR LANDING

uPVC double glazed door with matching side window giving access out onto the large ROOF TERRACE with plenty of space for outdoor furniture, enjoying lovely far reaching countryside views. Radiator, loft access hatch. Door to airing cupboard with timber shelving.

BEDROOM

With uPVC double glazed window to front, built in wardrobes, radiator. Door to under eaves storage. Wash hand basin set into vanity unit with tiled splash back, vanity mirror, light and shaver socket.

BEDROOM

With uPVC double glazed window to rear, built in wardrobes, radiator. Door to under eaves storage area, wash hand basin set into vanity unit with tiled splash backs, vanity mirror, light and shaver socket.

SHOWER ROOM

With high level uPVC double glazed window to side, white suite comprising close coupled WC, pedestal wash hand basin, large walk-in shower with glazed screen, mains fed shower including rainwater head, tiled splash backs, radiator, vanity mirror, shaver socket.



LOWER GROUND FLOOR

Having SEVERAL ROOMS including a UTILITY/WORKSHOP

With obscure uPVC double glazed door to rear, wall mounted gas boiler supplying domestic hot water and gas central heating, airing cupboard, Belfast sink, wall mounted consumer unit and electric meters.

Rooms offered restricted head height but offer fantastic potential for games room/children's playroom etc.

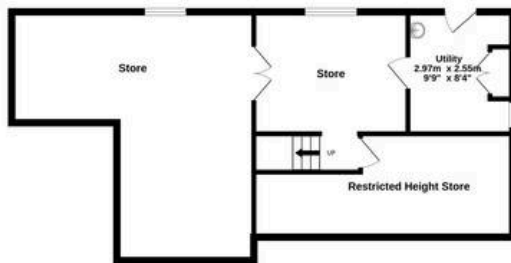
OUTSIDE

To the front there is DRIVEWAY PARKING. TWO GARAGES, one with metal up and over door, power and light and the other with a bi-fold timber door. The front garden is predominantly laid to astro turf bordered by well stocked raised planters. Area of hardstanding to the side bordered by mature plants and shrubs. To the rear, the garden contains a greenhouse, some hardstanding and well stocked over grown vegetation.

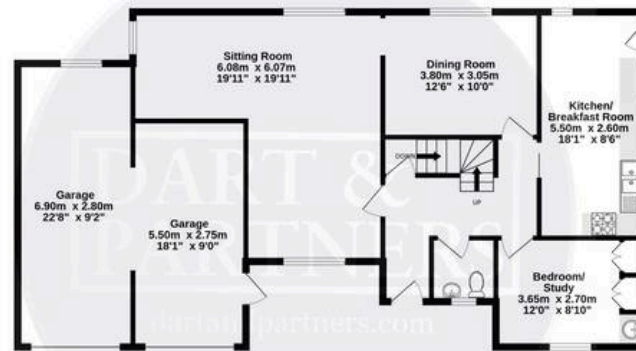
Agents note: Some remedial structural works completed and signed off by Building Control September 2025



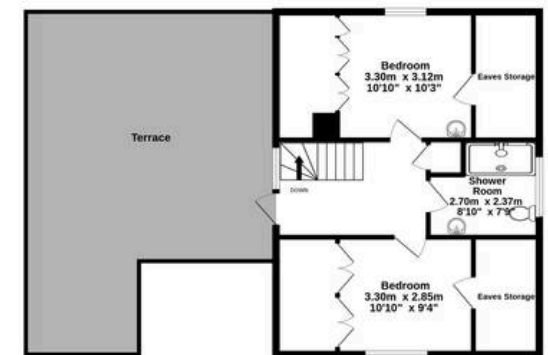
Lower Ground Floor
61.5 sq.m. (662 sq.ft.) approx.



Ground Floor
111.0 sq.m. (1195 sq.ft.) approx.



1st Floor
53.0 sq.m. (571 sq.ft.) approx.



TOTAL FLOOR AREA : 225.5 sq.m. (2427 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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