



16 Trumpeter Place, Dawlish

Guide Price **£295,000**





16 Trumpeter Place

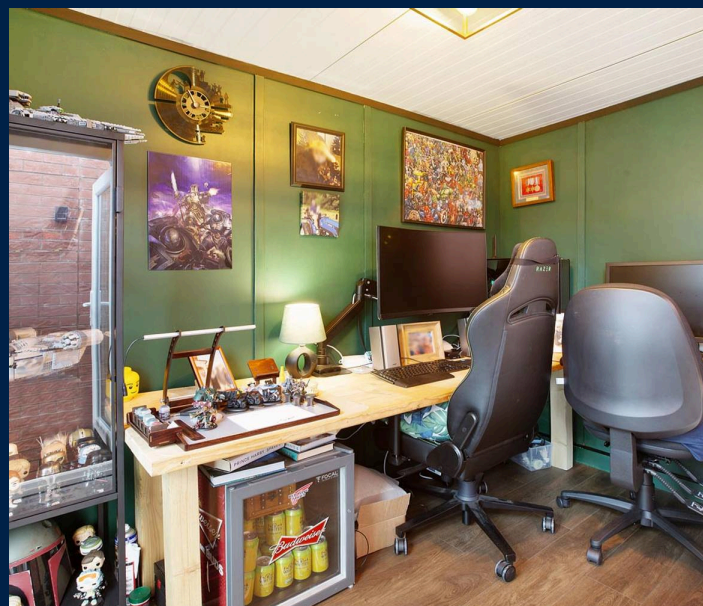
Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME
- SITUATED ON A POPULAR DEVELOPMENT IN A CUL DE SAC LOCATION ON THE OUTSKIRTS OF DAWLISH
- RECEPTION HALL, GROUND FLOOR CLOAKROOM
- SITTING ROOM, KITCHEN DINER WITH FULLY UPGRADED KITCHEN
- THREE BEDROOMS, MASTER EN-SUITE, FAMILY BATHROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- HOME OFFICE, ENCLOSED SOUTH FACING REAR GARDEN
- DRIVEWAY PARKING
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED



Dart & Partners are delighted to bring to the market this beautifully presented three bedroom semi detached family home situated on a popular development on the outskirts of Dawlish with accommodation briefly comprising; reception hall, cloakroom, sitting room, kitchen diner with fully upgraded kitchen, three bedrooms, master en-suite, family bathroom, uPVC double glazing, gas central heating, home office, enclosed south facing rear garden, driveway parking.
An early viewing comes highly recommended.

Composite front door into...

RECEPTION HALL

With door to principal living rooms and stairs rising to the first floor. Radiator, power points, wall mounted consumer unit. Door through to...

CLOAKROOM

With obscure uPVC double glazed window to front, white suite comprising low level WC, pedestal wash hand basin, radiator.

SITTING ROOM

With uPVC double glazed window to front, radiator, power points, TV aerial connection point. Door to useful under stairs storage cupboard. Doorway through to...

KITCHEN DINER

With uPVC double glazed window and double doors opening to the rear. DINING AREA with space for dining table and chairs, radiator, power points. The KITCHEN has been fully upgraded and comprises a comprehensive range of matching shaker style wall and base units with timber effect square edges work surface over, inset one and a half bowl composite sink drainer, integrated electric oven and four ring electric hob, stainless steel extractor canopy above, integrated fridge freezer, dishwasher and





washing machine, tiled splash backs and power points, wall mounted gas boiler.

FIRST FLOOR LANDING

With loft access hatch and door to useful storage cupboard with timber shelving and hanging rail.

FAMILY BATHROOM

With modern white suite comprising low level WC, pedestal wash hand basin, panelled bath, tiled splash backs, obscure uPVC double glazed window to side, extractor fan, radiator.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM ONE

With uPVC double glazed window to front, radiator, power points, TV aerial connection point. Door to...

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to front, modern white suite comprising low level WC, pedestal wash hand basin, glazed shower enclosure with mains fed shower, tiled splash backs, chrome ladder heated towel rail.

OUTSIDE

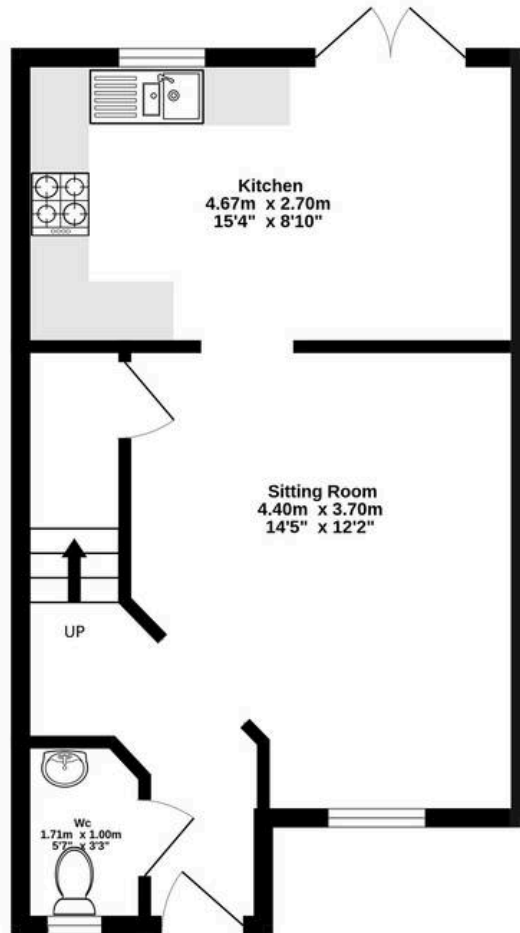
To the front of the property there is DRIVEWAY PARKING for two vehicles whilst to the rear the garden is fully enclosed with timber fencing. The garden is south facing and is predominantly laid to lawn bordered by raised planters and an array of plants and shrubs. Decked seating area perfect for garden furniture.



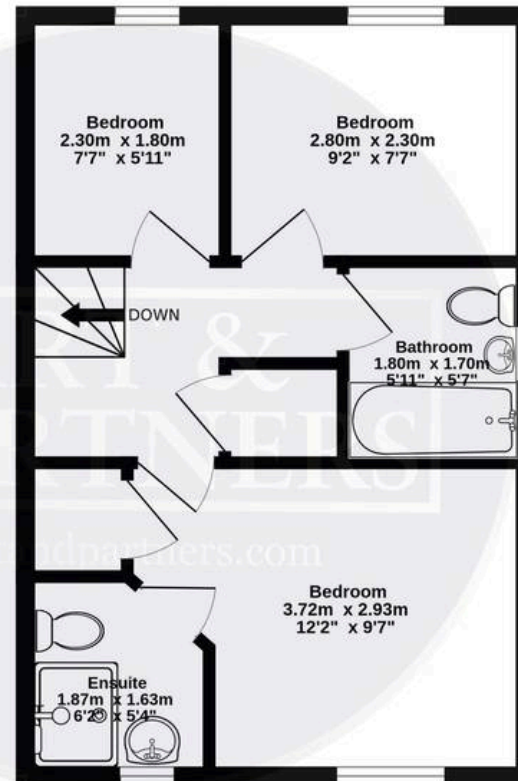
Outside water tap. A pathway extends to the side of the property. Outside power point. Timber gate and a good sized timber shed. Glazed uPVC door opening to a HOME OFFICE/GYM, fully insulated with double glazed windows to front and side, power and light.



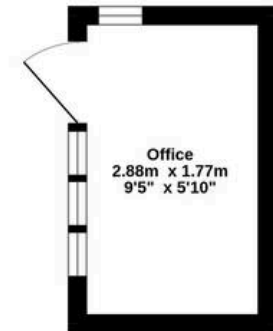
Ground Floor
35.4 sq.m. (381 sq.ft.) approx.



1st Floor
33.2 sq.m. (357 sq.ft.) approx.



Office
5.1 sq.m. (55 sq.ft.) approx.



TOTAL FLOOR AREA : 73.7 sq.m. (793 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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